



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:30 P.M. in Council Chambers
Conference Room of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

MINUTES:

PRESENT: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL,
MEMBERS MICHAEL BUCKLEY, STEVEN EVANS, BYRON GOYNES, LAURA
McSWAIN AND STEPHEN QUINN

ALSO PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., JOHN
KOSWAN - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING &
DEVELOPMENT DEPT., ANDREW REED – PLANNING & DEVELOPMENT DEPT.,
TROY JESCHKE - PLANNING & DEVELOPMENT DEPT., FRANK FIORI - PLANNING &
DEVELOPMENT DEPT., SEAN FOLEY - PLANNING & DEVELOPMENT DEPT., BART
ANDERSON - PUBLIC WORKS, QIONG LIU - PUBLIC WORKS, BRYAN SCOTT – CITY
ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, LINDA OWENS –
CITY CLERK'S OFFICE

MINUTES:

ANDREW REED, Planning and Development, call the Briefing to order at 5:30 P.M.

ITEM 1 [TM-0003-02]:

JOHN KOSWAN, Planning and Development, explained that the notice was graphically incorrect. It should have shown SC [Service Commercial] on the front portion. However, the item can still go forward because the legal description on the notice was correct and it was sent to the right people.

ITEM 5 [GPA-0048-01]:

MR. REED said in regard to this item that the applicant intends to include an additional parcel in this request. Because that parcel has not been annexed into the City, staff would like to have this item held in abeyance for two weeks.

ITEM 6 [Z-0092-01], and ITEM 7 [Z-0092-01 (1)]:

MR. REED noted that staff received a late petition with several protests regarding these items. However, the petition indicates that they would only be opposed if the landscaping storage were to continue after redevelopment of the site.

City of Las Vegas

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Briefing

MINUTES - Continued:

ITEM 8 [V-0058-01] ITEM 9 [V-0012-02] and ITEM 10[Z-0057-01]:

MR. REED announced that the Staff Report indicates staff has no objection to these requests. However, the Report should indicate that staff has NO RECOMMENDATION. Staff cannot recommend approval due to concerns with the setbacks and amount of parking.

ITEM 14 [GPA-0047-01]:

MR. REED stated that staff is continuing to review this application and requested it be held in abeyance until the 3/28/2002 meeting.

ITEM 15 [V-0003-02]:

MR. REED informed the Commissioners that the applicant has requested this item be withdrawn without prejudice.

ITEM 18 [Z-0008-02] and ITEM 19 [Z-0008-02(1)]:

BART ANDERSON, Public Works, said staff has been working with the applicant on some changes to this project.

ITEM 44 [TA-0040-01]:

FRANK FIORI, Planning and Development, said the changes involve landscaping requirements, height of the light poles, and reflective glass windows. All the developments are on a case-by-case basis.

GENERAL DISCUSSION:

ROBERT GENZER, Planning and Development, introduced SEAN FOLEY, who is a new Planner.

BRIEFING ADJOURNED AT 5:47 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S WEBSITE AT www.ci.las-vegas.nv.us. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING TUESDAY AT MIDNIGHT AND 9:00 AM AND THURSDAY AT 6:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN GALATI.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS MICHAEL BUCKLEY, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN AND STEPHEN QUINN

ALSO PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., JOHN KOSWAN - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., ANDREW REED - PLANNING & DEVELOPMENT DEPT., TROY JESCHKE - PLANNING & DEVELOPMENT DEPT., FRANK FIORI - PLANNING & DEVELOPMENT DEPT., SEAN FOLEY - PLANNING & DEVELOPMENT DEPT., MARIA BITTNER - PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, QIONG LIU - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, LINDA OWENS - CITY CLERK'S OFFICE

(6:04)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

SUBJECT:

Approval of the minutes of the February 14, 2002 Planning Commission Meeting

MOTION:

McSWAIN - APPROVED - UNANIMOUS

MINUTES:

There was no discussion.

(6:01 - 6:02)

1-47



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

CHAIRMAN GALATI announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN GALATI read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

CHAIRMAN GALATI noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

CONSENT ITEM - TM-0003-02 - IRON MOUNTAIN RANCH VILLAGE 8 - KB HOME NEVADA, INC. - Request for a Tentative Map for 67 lots on 40.40 acres adjacent to the southeast corner of Jones Boulevard and Horse Drive, R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to staff's conditions with Condition 3 deleted and inserting "*where legally able*" in Condition 8 - Motion carried with BUCKLEY and McSWAIN abstaining as this application involves KB Home, which is a client of their firms

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

BRIAN PSIODA, VTN Nevada, appeared in order to represent KB Home. He requested this item be removed from the Consent portion of the agenda to have a condition amended.

CHAIRMAN GALATI recalled this item after Consent Items 2 through 4 were heard.

ANDREW REED, Planning and Development, stated this Tentative Map is in conformance with the Iron Mountain Ranch Master Plan, the City of Las Vegas Zoning Ordinance, and the City of Las Vegas Subdivision Code. He recommended approval.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 1 - TM-0003-02

MINUTES - Continued:

BRIAN PSIODA requested Condition 3 be deleted as the utility easement will no longer be needed because those utilities will be taken through a stub street in cooperation with the adjacent developer. Therefore, there will not be any pedestrian access through the stub street. In regard to Condition 8, he requested verbiage be added that they would construct the required streets where they are legally able to do so. BART ANDERSON, Public Works, agreed to insert "*where legally able*" after the word overpaving in the first sentence. MR. REED said in regard to Condition 3, the stub street would accomplish the same thing as far as pedestrian access, so staff would be agreeable to deleting that condition.

There was no further discussion.

(6:11 - 6:14)
1-370

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0088-01(1)] and the Iron Mountain Ranch Master Plan Development Standards.
3. Provide for pedestrian access through the utility easements indicated on the Tentative map.
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 1 - TM-0003-02

CONDITIONS - Continued:

Public Works

7. Dedicate 40 feet of right-of-way adjacent to this site for Horse Drive, 40 feet for Jones Boulevard, and a 25-foot radius at the southeast corner of Horse Drive and Jones Boulevard.
8. Construct half-street improvements including appropriate overpaving on Jones Boulevard and Horse Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
9. A deviation from City Streetlighting Standards shall be allowed on Jones Boulevard to allow the streetlights to be the same style fixtures as used in Summerlin and to allow the wattage to be reduced to 100 Watts; however, the lighting shall meet City Standard spacing requirements as required by the Department of Public Works. All other perimeter streets shall meet City Standard lighting requirements.
10. Coordinate connection of this site to the City of Las Vegas public sewer system with the Collection Systems Planning Section of Public Works prior to the issuance of any permits or the submittal of any construction drawings. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
11. A Master Streetlight plan shall be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings.
12. Grant pedestrian walkway easements for all public sidewalks not located within the public right-of-way.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 1 - TM-0003-02

CONDITIONS - Continued:

13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
14. Site development to comply with all applicable conditions of approval for Z-0016-98 and all other subsequent site-related actions.
15. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.
17. Landscape and maintain all unimproved right-of-way on Jones Boulevard adjacent to this site.
18. Submit an Encroachment Agreement for all landscaping and private improvements located in the Jones Boulevard public right-of-way adjacent to this site prior to occupancy of this site.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 1 - TM-0003-02

CONDITIONS - Continued:

19. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

CONSENT ITEM - TM-0004-02 - CANTERRA AT THE VISTAS - CANTERRA, LIMITED LIABILITY COMPANY - Request for a Tentative Map for 96 lots on 20.90 acres adjacent to the northeast corner of Alta Drive and Desert Foothills Drive, PC (Planned Community) Zone, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED Items 2 through 4 subject to staff's conditions with Condition 8 amended under Item 3 - **UNANIMOUS** with GALATI abstaining on Item 3 as the Howard Hughes Corporation is a client of his architectural firm

This is final action.

NOTE: BUCKLEY amended the vote at the 4/11/2002 Planning Commission meeting by indicating he also abstained on Item 3 as the Howard Hughes Corporation is a client of his law firm.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:11 - 6:14)
1-370

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 2 - TM-0004-02

CONDITIONS

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Summerlin Development Plan Review [SV-0042-97] and the Summerlin Development and Improvement Standards.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Approval of this Tentative Map constitutes acceptance of the proposed deviation from standards for reduced radius cul-de-sacs. The cul-de-sacs shall be constructed as depicted on this Tentative Map.
7. If not already constructed or guaranteed by the Master Developer at the time of development of this site construct half-street improvements including appropriate overpaving on Vista Run Drive, Alta Drive, and Desert Foothills Drive.
8. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
10. A Master Public Streetlight Plan shall be submitted and approved prior to the submittal of any construction drawings for this site.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 2 - TM-0004-02

CONDITIONS - Continued:

11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed street layout and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
12. Grant pedestrian walkway easements for all public sidewalks not located within the public right-of-way.
13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.
14. Site development to comply with all applicable conditions of approval for Z-119-96, Development Agreement DA-1-96, SV-42-97, the Vistas at Summerlin Village 20, the Master Traffic Impact Analysis and all other applicable site-related actions.
15. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

CONSENT ITEM - TM-0006-02 - SUMMERLIN VILLAGE 23A - HOWARD HUGHES PROPERTIES - Request for a Tentative Map for 20 lots on 389.40 acres adjacent to the northwest corner of Charleston Boulevard and Desert Foothills Drive, PC (Planned Community) Zone, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESELL - APPROVED Items 2 - 4 subject to staff's conditions with Condition 8 amended in Item 3 as follows: A minimum of two lanes of pavement along Desert Foothills Drive to the existing pavement on Far Hills Avenue shall be completed prior to the development causing the intersection of Desert Foothills/Charleston Boulevard to exceed design capacity, as established in the Village Master Traffic Study - **UNANIMOUS** with GALATI abstaining on Item 3 as the Howard Hughes Corporation is a client of his architectural firm

This is final action.

NOTE: BUCKLEY amended the vote at the 4/11/2002 Planning Commission meeting by indicating he also abstained on Item 3 as the Howard Hughes Corporation is a client of his law firm.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

(6:11 - 6:14)

1-370

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 3 - TM-0006-02

MINUTES - Continued:

BART ANDERSON, Public Works, requested Condition 8 be amended as follows: *A minimum of two lanes of pavement along Desert Foothills Drive to the existing pavement on Far Hills Avenue shall be completed prior to the development causing the intersection of Desert Foothills/Charleston Boulevard to exceed design capacity, as established in the Village Master Traffic Study.*

CONDITIONS:

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0076-98(14)] and the Town Center Plan and Development Standards.
3. Street names must be provided in accordance with the City's street naming regulations.
4. All development is subject to the conditions of City departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
7. A Master Public Streetlight Plan shall be submitted and approved prior to the submittal of any construction drawings of this site.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 3 - TM-0006-02

CONDITIONS - Continued:

8. Per the intent of a Commercial Subdivision all properties within this site shall have perpetual, unobstructed access to all driveways servicing this site and a note to this effect shall appear on the Tentative Map.
9. Site development to comply with all applicable conditions of approval for the Montecito Town Center Development Agreement, Town Center Development Standards, Z-0076-98, Z-0076-98(24), and all other subsequent site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.
11. A Master Drainage Plan and Technical Drainage Study and a Master Traffic Impact Analysis must be approved by the Department of Public Works prior to the recordation of any Final Map creating any development pod sites anywhere on the overall tentative map subdivision site.
12. Site development to comply with all applicable conditions of approval for SV-18-01, Z-119-96, and all applicable Summerlin Standards.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

CONSENT ITEM - TM-0007-02 - MONTECITO LIFESTYLE CENTER - MONTECITO DOWNTOWN, LIMITED LIABILITY COMPANY - Request for a Tentative Map for one lot on 38.78 acres adjacent to the southeast corner of El Capitan Way and Deer Springs Way, T-C (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED Items 2 - 4 subject to staff's conditions with Condition 8 amended under Item 3 - UNANIMOUS with GALATI abstaining on Item 3 as the Howard Hughes Corporation is a client of his architectural firm

This is final action.

NOTE: BUCKLEY amended the vote at the 4/11/2002 Planning Commission meeting by indicating he also abstained on Item 3 as the Howard Hughes Corporation is a client of his law firm.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no further discussion.

(6:11 - 6:14)
1-370

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 4 - TM-0007-02

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0076-98(14)] and the Town Center Plan and Development Standards.
3. Street names must be provided in accordance with the City's street naming regulations.
4. All development is subject to the conditions of City departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
7. A Master Public Streetlight Plan shall be submitted and approved prior to the submittal of any construction drawings of this site.
8. Per the intent of a Commercial Subdivision all properties within this site shall have perpetual, unobstructed access to all driveways servicing this site and a note to this effect shall appear on the Tentative Map.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 4 - TM-0007-02

CONDITIONS - Continued:

9. Site development to comply with all applicable conditions of approval for the Montecito Town Center Development Agreement, Town Center Development Standards, Z-0076-98, Z-0076-98(24), and all other subsequent site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - GPA-0048-01 - RICHARD AND DAWN SCHRODER REVOCABLE TRUST ON BEHALF OF MATRIX CONSTRUCTION -

Request to amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural Density Residential) TO: O (Office) on 2.86 acres located at 3340 North Rainbow Boulevard (APN: 138-11-401-001), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

RECOMMENDATION:

Staff recommends ABEYANCE to the March 28, 2002 Planning Commission meeting to allow for a new notification to include an additional parcel.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. 1 Letter in Opposition
5. Telephone List

MOTION:

TRUESDELL - ABEYANCE to the 3/28/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the applicant intends to include an additional parcel in this request, but it is currently in the annexation process. Staff would like to have this item held in abeyance until the 3/28/2002 meeting.

DOUGLAS COOPER, 6731 Wild Horse Road, objected to holding this item since it is the third abeyance on this issue. CHAIRMAN GALATI responded that staff has requested this item be held in abeyance because one parcel is not under the City's jurisdiction at the present time. They want to hear this parcel along with an adjacent parcel belonging to the applicant.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 5 - GPA-0048-01

MINUTES - Continued:

HELEN BAYHA, 6705 Willow Lake Court, asked to speak since she will be unable to attend the 3/28/2002 meeting.

DEPUTY CITY ATTORNEY BRYAN SCOTT advised that comments could be made at this meeting and incorporated into the hearing in two weeks.

CHAIRMAN GALATI announced this item would be heard in its proper order on the agenda. However, staff's recommendation is to have this item held.

(6:02 - 6:05)

1-74

CHAIRMAN GALATI brought this item forward after the Consent items were heard and declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this area is completely surrounded by Desert Rural. This site is being requested to be re-designated to Office uses. Staff does not feel that is appropriate because the Office uses are required to be located within Town Center and also because the project is being surrounded by Desert Rural. There were 32 residents in attendance at a community meeting. The majority of those residents were opposed. They had concerns in regard to the land use and the traffic. Staff recommended abeyance in order to have the project re-noticed to include the additional parcel that is being annexed.

There was no one present to represent the application.

DOUGLAS COOPER, 6731 Wild Horse Road, appeared in protest. He has lived in this neighborhood approximately thirteen years. He moved into the area because it has larger lots and is less populated. This office complex will not be compatible with the neighborhood, especially since it is in the center of the neighborhood. Across the street from this property and behind it are houses. There is one house that was changed to commercial by the County. There are condominiums, a park, a school, and commercial uses on Cheyenne. Adding an office complex will greatly increase the traffic. Right across from this property is a bus stop for Brinley Junior High School. This will be a hazard for those children. He walked through his entire neighborhood and only found two individuals in favor.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 5 - GPA-0048-01

MINUTES - Continued:

HELEN BAYHA, 6705 Willow Lake Court, appeared in protest. This would be putting commercial property in the middle of a residential neighborhood. They would prefer commercial property to stop at Atwood. There are 214 homes in this neighborhood. This office complex will devalue those homes. She wondered why there would be a need for 290 parking spaces. That would put 240,000 cars per year onto Rainbow Boulevard.

JOHN MARKIN, 6700 Willow Lake Court, appeared in protest. He was concerned that there would be an overflow of parking into his neighborhood.

RICHARD GOOD, 6600 Buckskin Avenue, appeared in protest. His concerns were an increase in traffic, safety of the children and the affect this will have on his property value. He moved into the neighborhood approximately five years ago. Most of the homes are on large lots. He thought this property could be developed with the six homes that it is zoned for with an access onto Buckskin Avenue. This office complex would derive more money for the developer than a housing development.

ROBERT GENZER, Planning and Development, felt that if the Commission decided to hold this item that it should be tabled. It was his understanding that tomorrow the applicant would be submitting to staff an application for the additional parcel to be included in the General Plan Amendment. If that is done, this item could be placed on the 3/28/2002 meeting and re-notified. If that submittal is not done, this could be placed on a future meeting. The better move would be to table the item. The re-notification would be at the expense of the applicant since he is adding an additional parcel to the application.

COMMISSIONER GOYNES noted that this item has been around for several years. He will not be able to attend the 3/28/2002 Planning Commission meeting so he wanted to put his comments on the record. He would be opposed to this use because of the contour of the neighborhood. It is Rural, except for half-acre lots. He was specifically concerned that when turning east off Cheyenne going north onto Rainbow that there is a bus stop which creates a traffic jam in the peak hours. That backup is pushing traffic back into the intersection of Cheyenne and Rainbow.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:14 - 6:25)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - ABEYANCE - Z-0092-01 - EPISCOPAL DIOCESE OF NEVADA - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-3 (Medium Density Residential) of 2.99 acres at 832 North Eastern Avenue (APN: 139-25-301-001), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

17**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1**RECOMMENDATION:**

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petition in Protest

MOTION:**BUCKLEY - APPROVED subject to conditions - UNANIMOUS****To be heard by the City Council on 4/17/2002.****MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated this site is designated M [Medium Density Residential] on the Southeast Sector of the General Plan. That land use allows up to 25 units per acre. The requested zoning to R-3 [Medium Density Residential] is consistent with the Medium Density land use of the General Plan. Staff recommended approval, subject to the conditions.

WADE SIMPSON, Welles-Pugsley Architects, 2480 East Tompkins, appeared on behalf of the applicant and referred to Condition 5. They plan to provide proof of the legal easements when they submit their plans for approval. BART ANDERSON, Public Works, said that type of condition could be linked to the improvement plans.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 6 - Z-0092-01

MINUTES - Continued:

COLLEEN LEWIS, 4617 Toadstool Lane, appeared to represent her mother in protest, who resides at 2612 Willoughby Avenue. Her mother has had scorpions in her house ever since the church received approval for the landscape nursery storage. She has even been in the hospital for scorpion bites. The landscape nursery storage should be removed.

VICTOR SANCHEZ, 845 North Eastern Avenue, Davis Nursery Marketing Director, said he has never seen a scorpion. The nursery will be cleaned up.

ANNETTE JASSO, 2612 Willoughby Avenue, appeared in protest. She has been bitten by a scorpion. She submitted a petition in protest. Her concern was with the children attending the church daycare/preschool.

CHAIRMAN GALATI asked when the nursery storage would be removed. MR. SIMPSON responded that when Phase 1 commences the nursery storage would be removed. There is a lease involved in the nursery storage.

BETTY JEANNE COUSINS, 2415 Dougherty Way, Henderson, Nevada, explained that St. Luke's Episcopal Church has a lease with Davis Nursery. The church received a letter in February from Ms. Lewis concerning her mother. Subsequently, she approached the Bishop and they are looking into the matter. Davis Nursery has a year-to-year lease with the church and have sprayed; perhaps they need to spray more.

JOHN KOSWAN, Planning and Development, added that one of the conditions in the Variance as part of V-0031-90 was that if there were any complaints about the nursery that it would be brought back for a Public Hearing.

CHAIRMAN GALATI thought there should be a condition indicating a time period when the nursery would be removed after approval of these applications before the City Council. The lease is not the City's concern.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 7 [Z-0092-01(1)] for related discussion.

(6:57 - 7:10)

1-2008

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 6 - Z-0092-01

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. There shall be no rescue mission or homeless shelter conducted on this site.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. Provide proof of legal easements for the existing sewer connecting this site to Willoughby Avenue. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 6 - Z-0092-01

CONDITIONS - Continued:

devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0092-01(1) - EPISCOPAL DIOCESE OF NEVADA - Request for a Site Development Plan Review and a Reduction in the amount of Required Parking Lot Landscaping FOR A PROPOSED 3,948 SQUARE FOOT DAYCARE/PRESCHOOL FACILITY; A 14,000 SQUARE FOOT RECREATIONAL FACILITY WITH 7 APARTMENTS; AND A 5,594 SQUARE FOOT CHURCH BUILDING on 2.99 acres at 832 North Eastern Avenue (APN: 139-25-301-001) R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

17

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petition in Protest

MOTION:

BUCKLEY - APPROVED subject to conditions with an additional condition that the nursery storage area be removed within 90 days after final action by the City Council - **UNANIMOUS**

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning & Development Department
Item 7 - Z-0092-01(1)

MINUTES - Continued:

SEAN FOLEY, Planning and Development, stated this site is currently developed with an existing church and an outdoor plant storage area. The applicant proposes to remove the plant storage area and redevelop the site in three phases. The first phase will be to construct a day care/preschool facility comprising four classrooms in the center of the site. The second phase in the southwest corner of the site will be to construct a two-story community center with a gymnasium/multi-purpose facility on the first floor and seven apartments on the second floor. The applicants' justification letter states church caretakers or employees will use the apartments. The third phase will be to demolish the existing church building and construct a replacement structure in the north portion of the site.

Access to this site will be from a 24 foot wide drive to Eastern Avenue. Parking will be provided in a new lot to be constructed in the east portion of the site. A landscape planter with a minimum width of 50 feet is shown along the Eastern Avenue property line, with minimum eight-foot wide planters along the north, south and east property lines. Planters are also shown in the parking lot.

This development plan is consistent with Title 19A, the Design Standards Manual and Landscape, Wall and Buffer Standards, with the exception of the parking lot landscaping. Staff is recommending a reduction in the amount of parking lot landscaping because the applicant has provided additional trees in the property line planters as compensation.

This development is compatible with surrounding land uses. Staff recommended approval, subject to the conditions.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 6 [Z-0092-01] for related discussion.

(6:57 - 7:10)

1-2008

CONDITIONS:

Planning and Development

1. A Rezoning (Z-0092-01) to an R-3 (Medium Density Residential) Zoning District approved by the City Council.

PLANNING COMMISSION MEETING OF MARCH 14, 2002

Planning and Development Department

Item 7 - Z-0092-01(1)

CONDITIONS - Continued:

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall also receive approval from the Nevada Department of Transportation.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 7 - Z-0092-01(1)

CONDITIONS - Continued:

12. The proposed gate on the access drive on Eastern Avenue shall be setback a sufficient distance (a minimum of 18 feet) to allow the largest vehicle that will be accessing this site to pull completely out of the public right-of-way before stopping to access the gated entry system. The installation of either swing gates or rolling gates is acceptable as long as no portion of the gates either in the closed or open position intrudes within the public right-of-way.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - V-0058-01 - OWENS STAR, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW A PROPOSED RETAIL BUILDINGS TO BE CONSTRUCTED ZERO FEET AND 20 FEET FROM THE REAR PROPERTY LINE WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 54 FEET located adjacent to the southwest corner of Owens Avenue and Sandhill Road (APN: 140-30-102-006), R-1 (Single Family Residential) Zone under Resolution of Intent to N-S (Neighborhood Service), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends WITHDRAWAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated the site plan depicts three retail buildings on the parcel. Only one is located in the west portion of the site and is set back 15 feet from the front property line with no setback on the west and south property lines. Building 2 is located in the center portion of the site 10 feet from the south property line. Building 3 is located in the east portion of the site six feet from the front property line and 15 feet from the east property line. In regard to the Residential Adjacency Standards, due to the small size of this parcel and location of the Las Vegas Wash Drainage Channel immediately to the west, compliance with the Residential Adjacency Standards is difficult. There is no hardship, so staff recommended denial.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 8 - V-0058-01

MINUTES - Continued:

GEORGE GARCIA, 2501 Green Valley Parkway, Suite 108, Henderson, Nevada, stated they have tried to move the buildings toward the front with one building to the rear, and leave enough open area. In regard to Item 10, he requested Condition 2 be deleted. If it is left in the conditions, he thought the correct number of the Variance is V-0058-01. In regard to Condition 3 in Item 10, they are slightly in excess of the minimum parking requirements. However, most of the people in this area have only one car, use bus transportation, or walk. That reduces the required number of parking spaces. In regard to Condition 12 in Item 10, the south property line has a block wall, and in the rear by the wash there is no need for a wall since the building would be at a zero lot line, so that condition should be stricken. This is a unique project with a supportive neighborhood. This neighborhood has not seen much investment for a long time. He agreed to place a cover on the trash enclosures. They have tried to take into consideration the security issues, needs of the neighborhood, and the City's commercial design standards.

TODD FARLOW, 240 North 19th Street, felt the limitations on the use should be held. Oftentimes these types of requests are approved and then years later the owner requests Variances and Special Use Permits, which are detrimental to the neighborhood.

CHAIRMAN GALATI noted that previously the project was to be 27,000 square feet and now it is 31,000 square feet. This was held in abeyance so it could be redesigned. He thought it should be a 27,000 square foot project with more parking. That would give more flexibility in terms of a tenant mix. Any use other than straight retail will require a Variance. MR. GARCIA said the applicant would be willing to reduce the building and increase the parking. JOHN KOSWAN, Planning and Development, added that staff would want to see how they would be reconfiguring the site.

COMMISSIONER McSWAIN wondered what the elevation will look like as the property hangs over the wash and whether it would be appropriate to have a decorative block wall. MR. GARCIA said all four sides of the buildings will have the same elevations.

MR. GARCIA added that the businesses which would be allowed are those that the residents would prefer as they would be in close walking distance of their homes.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 8 - V-0058-01

MINUTES - Continued:

ARIK RAITER, Mark Properties, 2332 Thayer Avenue, Henderson, Nevada, thought that reducing the buildings would provide more space for parking because the vehicles would still need space to maneuver. There will be 129 parking spaces.

CHAIRMAN GALATI did not feel that retail would survive only on walkup business.

MR. GARCIA thought the tenants would have to take into consideration how much parking they would need for their business before moving into the center.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 9 [V-0012-02] and Item 10 [Z-0057-01(1)] for related discussion.

(7:10 - 7:43)

1-2624

CONDITIONS:

Planning and Development

1. If this Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.
2. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.
3. The Variance approval is subject to the approval of the Site Development Plan Review [Z-0057-01(1)] by the Planning Commission. If Z-0057-01 (1) is not approved, this Variance shall be null and void.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - V-0012-02 - OWENS STAR, LIMITED LIABILITY COMPANY
- Request for a Variance TO ALLOW A 6 FOOT AND A 15 FOOT FRONT SETBACK WHERE THE MINIMUM SETBACK ALLOWED IS 25 FEET, A ZERO FOOT SIDE SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK ALLOWED, A ZERO FOOT AND A 10 FOOT REAR SETBACK WHERE THE MINIMUM SETBACK ALLOWED IS 25 FEET on property located adjacent to the southwest corner of Owens Avenue and Sandhill Road (APN: 140-30-102-006), R-1 (Single Family Residential) Zone under Resolution of Intent to N-S (Neighborhood Service), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated this site plan depicts three retail buildings. One building is in the west portion of the site set back 15 feet from the front property line with no setback on the west and south property lines. Another building is in the center portion of the site set back 10 feet from the south property line, and a third in the east portion of the site set back six feet from the front property line and 15 feet from the east property line. There will not be a setback from the west property line adjacent to the Las Vegas Wash. Similar Variances on other sites adjacent to the west have been approved without detriment to the public good or the zoning ordinance. Staff recommended approval.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 9 - V-0012-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 8 [V-0058-01] and Item 10 [Z-0057-01(1)] for related discussion.
(7:10 - 7:43)
1-2624

CONDITIONS:

Planning and Development

1. If this Variance is not exercised within two years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.
2. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.
3. The Variance approval is subject to the approval of the Site Development Plan Review [Z-0057-01(1)] by the Planning Commission. If Z-0057-01(1) is not approved, this Variance shall be null and void.

Public Works

4. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation, parking lot layout and any site visibility problems associated with building location, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All proposed buildings shall be located outside of site visibility restriction zones. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
5. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
6. Site development to comply with all previous conditions of approval for Zoning Reclassification Z-57-01, Site Development Plan Review Z-57-01(1) and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0057-01(1) - OWENS STAR, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter Landscaping FOR A PROPOSED 27,400 SQUARE FOOT COMMERCIAL CENTER on 3.13 acres adjacent to the southwest corner of Owens Avenue and Sandhill Road (APN: 140-30-102-006), R-1 (Single Family Residential) Zone under Resolution of Intent to N-S (Neighborhood Service), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

37

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Approval List and Letters
5. Protest List and Letter
6. Telephone List

MOTION:

EVANS - APPROVED subject to conditions with Conditions 2 and 12 deleted - Motion carried with GALATI voting NO

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated the site plan depicts Building 1 as 11,200 square feet and located in the west portion of the site. It is set back 15 feet from the front property line with no setback shown from the south and west property lines. Building 2 is 13,500 square feet in size and located in the center of the site 10 feet from the south property line. Building 3 is 7,000 square feet in size and located in the east portion of the site. The building is set back six feet from the front property line and 15 feet from the east property line

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 10 - Z-0057-01(1)

MINUTES - Continued:

adjacent to Sandhill Road. A driveway will provide access to Owens Avenue with a second driveway to Sandhill Road.

Landscaping will be provided within a planter that varies from six feet to 20 feet wide and located in the north property line adjacent to Owens Avenue. A 15-foot wide planter is shown on the east property line adjacent to Sandhill Road. A planter that varies in width from five feet to ten feet is located along the south property line.

The elevations for both structures depict a stucco exterior with a concrete tile roof at a height of 22 feet. The applicant has based the parking requirements entirely on retail uses. Staff feels that is unrealistic and is unable to recommend approval. Additionally, if this request is approved, there is a condition prohibiting any use on this site that has a greater parking requirement than retail. Such uses include: religious facilities, banks, medical or dental offices, medical or veterinarian clinics, barber and beauty salons, taverns and restaurants. If this application is approved, Condition 2 should be deleted.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 8 [V-0058-01] and Item 9 [V-0012-02] for related discussion.

(7:10 - 7:43)

1-2624

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The retail buildings shall be set back 20 feet from the north property line, immediately adjacent to the landscape planter. All parking shall be located to the south of the buildings. Alternatively, the City Council shall approve Variance (V-0055-01).
3. Any use that has a greater parking requirement under Title 19A than 1 space per 250 square feet is prohibited on this site. Such uses include, but are not limited to, the following: religious facilities, banks, medical or dental offices, medical or veterinarian clinics, a barber or beauty salon, taverns and restaurants.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 10 - Z-0057-01(1)

CONDITIONS - Continued:

4. The landscape plan shall be revised prior to or at the same time application is made for a building permit to reflect a minimum of four five-gallon shrubs for each 24-inch box tree within provided planters. Minimum 24-inch box trees shall be placed in planters that comply with the Urban Design Guidelines and Standards at a ratio of one tree for every six parking spaces. This requirement is in addition to all other required landscaping trees.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A Master Sign Plan shall be submitted for approval of Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
12. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the side and rear property lines. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 10 - Z-0057-01(1)

CONDITIONS - Continued:

13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
16. Site development to comply with all previous conditions of approval for Zoning Reclassification Z-0057-01, on this same agenda, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - GPA-0045-00 - LAS VEGAS MASONIC TEMPLE ASSOCIATION - Request to Amend a portion of the southeast sector of the General Plan FROM: L (Low Density Residential) TO: SC (Service Commercial) and to PF (Public Facilities) on approximately 14.05 Acres located adjacent to the northeast corner of Rancho Drive and Mesquite Avenue (APN: 139-29-801-005), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

11

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

23

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Telephone List
5. Letter in Opposition

MOTION:

GOYNES - DENIED - Motion carried with Galati abstaining due to his relationship with the Las Vegas Masonic Temple and QUINN abstaining as the Shriners' have provided assistance to his son

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated SC (Service Commercial) is not appropriate for this neighborhood inasmuch as the neighborhood is designated as L (Low Density). The SC (Service Commercial) designation would be an intrusion into a mature residential area and contrary to the policies of the 2020 Las Vegas Master Plan. This item was discussed at several neighborhood meetings. The main concern was with traffic. The westerly

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 11 - GPA-0045-00

MINUTES - Continued:

portion of the property is proposed for SC (Service Commercial). The remainder of the project is proposed for PF (Public Facility). Staff does not have a problem with the Public Facility re-designation.

GARY GRAY, Gray & Associates, 706 Bracken Avenue, said required neighborhood meetings were held and COUNCILMAN WEEKLY held several meetings also. A medical district southeast of this property, widening of Alta to Rancho, and narrowing of Alta beyond Rancho are creating a change in traffic flows. In addition, Highway 95 will be widened, Cox Cable will be changing their building, and there is a car wash nearby. This is an area in transition. The original request was to have a buffer from the homes along Onyx Avenue. Staff wanted that amended to C-V (Civic) because that area is no longer developable as residential. Traffic is a problem in this neighborhood, so they have designed a gateway to slow traffic. The Neighborhood Association feels this would work well for the neighborhood because it would provide traffic abatement and beautification. The billboard would be tied to the traffic gateway. Staff feels O (Office) would be the preferred buffer. The Masonic Temple building is over 30 years old and has repair and maintenance problems. Their membership has not kept pace with their increase in costs. The billboard would help them with their financial obligations.

SAM SHAHAN, 1917 Granite Avenue, appeared in protest. The neighbors have been working with the Masonic Temple. He was concerned that if this property is rezoned it could be developed with projects that would be a detriment to the area. However, they would like a buffer from the residential area.

PAT BEDUNNAH, 54 Onyx Way, appeared in approval. Her rear yard has backed up to a desert for thirty years. There have been criminal activities on this property, as well as in her back yard. She does not want any multi-story office buildings on this property, but this property needs to be developed.

DANIEL DEGAN, 1801 Granite Avenue, appeared in approval. His Neighborhood Association was formed because of the proposed development of this property. They would like the character of Rancho Road to remain. However, he did not object to the billboard. The traffic device will assist in slowing traffic.

TODD FARLOW, 240 North 19th Street, appeared in approval. He was concerned that if the freeway is enlarged the trails will be eliminated. This applicant may be asked to give up some of his land for a trail.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 11 - GPA-0045-00

MINUTES - Continued:

CAROL LeDUC, 7575 Rome Boulevard, appeared in protest. She objected to the billboard, as it would bring visual blight into a residential neighborhood.

JIM BEGGS, 2012 Parkway North, appeared in approval. He is a member of the Masonic Lodge. This land is not being used and would be undesirable for homes.

FRANK PERONE, 120 Shadow Lane, appeared in approval. The neighbors have met with the Masonic Temple for about a year. This will be an asset for the neighborhood.

MR. GRAY appeared in rebuttal, but did not have any additional information to offer.

COMMISSIONER EVANS was pleased that there were so many meetings held to develop this vacant land. There is adequate buffering and it seems to have support from the neighbors. In addition, it would be an appropriate place for a billboard since it is just off the freeway.

COMMISSIONER BUCKLEY did not feel this is good planning. This is not a neighborhood in transition. It would bring commercial into a residential area. He was not in favor of generating more traffic at the freeway entrance. There could be problems in getting in and out of this property. In addition, there are no billboards from downtown to Rainbow. A billboard is not good from a safety standpoint.

COMMISSIONER GOYNES felt the uses for this property could be a detriment. Billboards become pigeon collectors. This will make vehicular traffic avoid the area by going through the residential neighborhoods.

COMMISSIONER McSWAIN felt this would hinder the traffic on that corner. The neighbors need to be cautious as to what they want developed on this land.

COMMISSIONER EVANS asked for clarification on a billboard being in an R-1 (Residential) area. MR. GRAY responded that when they originally filed their application staff informed them that they had to file a zone change for the entire lot. That met with resistance from the neighbors. Previously they had suggested an O (Office) in the middle and SC (Service Commercial) on the sides. The neighbors asked to have the SC moved. The applicant recognizes there are traffic problems already in the area. They want to generate revenue, but not create more light, more traffic, or noise for the neighborhood.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 11 - GPA-0045-00

MINUTES - Continued:

COMMISSIONER TRUESDELL felt the Masonic Lodge is an incredible organization. He commended the applicant for getting involved with the neighbors. The money that the billboard will generate will not take care of all the problems of the neighborhood and the Lodge. Once the General Plan changes there will be pressure to develop this property. He was amazed this request has gone so far through the City's system.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:43 - 8:41)

2-450

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - Z-0011-02 - LODGE MASONIC MEMORIAL TEMPLE ON BEHALF OF AD AMERICA - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: C-1 (Limited Commercial) and C-V (Civic) on 14.05 Acres located adjacent to the northeast corner of Rancho Drive and Mesquite Avenue (APN: 139-29-801-005), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Telephone List
5. 1 Letter in Opposition

MOTION:

GOYNES - DENIED - Motion carried with Galati abstaining due to his relationship with the Las Vegas Masonic Temple and QUINN abstaining as the Shriners' have provided assistance to his son

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOHN KOSWAN, Planning and Development, stated this property is within the revitalization area as defined by the City of Las Vegas Master Plan 2020. The proposed C-1 (Limited Commercial) allows for uses that are not appropriate for a parcel that is adjacent to a residential neighborhood. Uses allowed in the C-1 zoning district generate a significant amount of noise and traffic that negatively impact adjacent residential neighborhoods. This C-1 zoning would be an isolated pocket surrounded by residential zoning on the east, west and south sides of the parcel and the Oran K. Gragson Highway on the north. This request constitutes spot zoning. Staff recommended denial.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 12 - Z-0011-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:43 - 8:41)

2-450

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - U-0010-02 - LODGE MASONIC MEMORIAL TEMPLE ON BEHALF OF AD AMERICA - Request for a Special Use Permit FOR A 55-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN on 3.0 Acres located adjacent to the northeast corner of Rancho Drive and Mesquite Avenue (APN: 139-29-801-005), R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Telephone List
5. 1 Letter in Opposition

MOTION:

GOYNES - DENIED - Motion carried with Galati abstaining due to his relationship with the Las Vegas Masonic Temple and QUINN abstaining as the Shriners' have provided assistance to his son

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOHN KOSWAN, Planning and Development, stated the justification letter states the proposal allows for responsible infill of existing vacant land, assures adequate buffering of neighborhood areas, addresses current traffic concerns, and allows for ample neighborhood participation in any future development. This sign is a permitted use in the C-1 (Limited Commercial) zoning district with approval of a Special Use Permit. This parcel of land is currently zoned R-1, which does not allow the proposed billboard. However, the applicant has applied to rezone this property. This use is not harmonious and compatible with the single family uses found in the

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 13 - U-0010-02

MINUTES - Continued:

vicinity of this request. This billboard would be the first such billboard south of the Oran K. Gragson Highway in the vicinity. Staff recommended denial.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(7:43 - 8:41)

2-450

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - GPA-0047-01 - CITY OF LAS VEGAS - Request to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection FROM: SC (Service Commercial) TO: O (Office); FROM: R (Rural Density Residential) TO: DR (Desert Rural Density Residential); FROM: O (Office) TO: DR (Desert Rural Density Residential) and; FROM: L (Low Density Residential) TO: DR (Desert Rural Density Residential) in accordance with the recommendations of the Rancho Charleston Land Use Study and Strategic Plan, APN: multiple, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends ABEYANCE to the March 28, 2002 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. 1 Protest Letter
5. 1 Approval Letter

MOTION:

TRUEDELL - ABEYANCE to the 3/28/2002 Planning Commission meeting - UNANIMOUS

NOTE: COMMISSIONERS BUCKLEY and QUINN live in the area and abstained on the substantive application, but voted on an abeyance motion.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated staff is continuing to review this application and requested abeyance until the 3/28/2002 Planning Commission meeting. The residents will be notified that this item will be heard at that meeting.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:05 - 6:07)
1-170

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - V-0003-02 - JON G. GRIFFIN - Request for a Variance TO ALLOW A SIX FOOT TALL SOLID BLOCK WALL IN A PORTION OF THE FRONT YARD WHERE A TWO FOOT TALL SOLID WALL IS PERMITTED; AND TO ALLOW FOUR FEET OF GREEN NETTING ON TOP OF AN EXISTING FOUR FOOT TALL WALL WHERE A SIX FOOT WALL IS PERMITTED on property located at 8010 Maverick Street (APN: 125-11-806-010), R-E (Residence Estates) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

BUCKLEY - WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

ANDREW REED, Planning and Development, stated the applicant would like to have this item withdrawn without prejudice.

JON G. GRIFFIN, 8010 Maverick Street, requested this item be withdrawn without prejudice.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:07 - 6:08)

1-225

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - TM-0005-02 - SPRING MOUNTAIN RANCH LOT 90 LOTS 1 AND 2 - SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY - Request for a Tentative Map and a Waiver of the Las Vegas Subdivision Ordinance (Title 18) regarding minimum private street widths for 149 lots on 13.60 acres adjacent to the north side of Racel Street, east of Fort Apache Road, R-PD12 (Residential Planned Development-12 Units Per Acre) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

127

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

QUINN - ABEYANCE to 3/28/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated this request is to allow private streets narrower than what is allowed. The proposed streets are not in conformance with Title 18 requirements. This subdivision was first approved prior to the adoption of the current subdivision code. However, due to lack of activity on this site the approved Tentative Map expired, thereby requiring a re-submittal. The 28-foot wide private streets are consistent with the existing streets that have been approved previously in the overall Spring Mountain Ranch development. Therefore, staff recommended approval, subject to the conditions.

ROBERT LEWIS, Orion Engineering & Surveying, 3068 East Sunset Road, Suite 9, appeared to represent the applicant. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 16 - TM-0005-02

MINUTES - Continued:

TODD FARLOW, 240 North 19th Street, appeared in protest. He lives in an old neighborhood where there are 28-foot streets and find them to be a hazard with today's traffic.

CHAIRMAN GALATI verified with BARY ANDERSON, Public Works, that 28-foot wide streets would not allow parking on both sides of the street. MR. LEWIS responded that this is a continuation of a subdivision that was previously approved by the Planning Commission. The first phase has been built on the north. Half the site has been built. The Tentative Map expired for the second phase because there was no infrastructure in the area at that time, nor could they provide fire protection. The improvement plans will be submitted tomorrow if this site is approved. The garages face the street. The front of the homes are interior with a common element in the middle.

MR. ANDERSON added that if this Tentative Map is approved, a condition should be included allowing 28-foot wide private streets.

CHAIRMAN GALATI suggested holding this item in abeyance for two weeks so the Commissioners could see some photos of the proposal.

AL GALLAGO, Citizen of Las Vegas, requested parcel numbers be provided to him.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:41 - 8:53)

2-3300

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0007-02 - A & A MOUNTANOS 1999 REVOCABLE LIVING TRUST - Request for a Rezoning FROM: U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation] TO: R-CL (Single Family Compact-Lot) of 2.50 acres adjacent to the south side of Gowan Road, approximately 660 feet east of Durango Drive (APN: 138-09-301-003), PROPOSED USE: 16-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

GOYNES - DENIED - Motion carried with McSWAIN abstaining as the applicant is a client of her firm

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated Section 19.18.40 of the Las Vegas Zoning Ordinance states that for a property which is proposed to be zoned R-CL (Single Family Compact Lot) the parcel must be an infill parcel which has a maximum area of three acres, surrounded by existing R-CL zoning, and does not lend itself to R-PD (Residential Planned Development) zoning. In this case, this property is not an infill parcel. It is located across Gowan Road to the north, and there are R-PD districts abutting directly on the south. The parcels to the east and west are parcels of equivalent size having been recently zoned R-CL (Single Family Compact Lot). The owner of the subject parcel is the same person as that of the parcel to

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 17 - Z-0007-02

MINUTES - Continued:

the west. This second rezoning for this contiguous parcel is unnecessary, unless it is to circumvent certain provisions of the zoning code that preclude rezoning to R-CL (Single Family Compact Lot). Staff recommended denial.

RICH PRIESING, Hearthsone Homebuilders, 6320 McLeod, appeared on behalf of the application. The General Plan allows up to eight units to the acre, and this project is at 6.5 units to the acre. Therefore, they would be allowed to go to a higher density. This property is less than a quarter of a mile from a park. The lots that are proposed are compatible with the R-CL. The parcels to the north and east are already zoned R-CL. The properties to the north are built R-CL, to the south R-PD10 and to the southeast R-CL. This parcel was recently annexed into the City. He controls the surrounding parcels. They will bring in a Tentative Map to make one community at COUNCILMAN BROWN'S request. The Councilman was pleased that this property would be developed as a residential subdivision rather than commercial. They would like to have a landscape easement along Gowan Road. If it is necessary to have a landscape buffer, he requested that they have a landscape maintenance district formed. They have not received any protests within the last year.

TODD FARLOW, 240 North 19th Street, appeared in protest. He thought this project will become a disaster. The City is trying to get away from these types of developments. The County approved this subdivision, and now the City is stuck with it.

COMMISSIONER TRUESDELL felt this subdivision should have been reviewed in its entirety and not as separate parcels. He objected to a waiver of the landscaping.

CHAIRMAN GALATI thought this property would be more appropriately developed as an R-PD.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:53 - 9:03)

2-3300

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0008-02 - SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Rezoning FROM: C-2 (General Commercial) and R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) and R-PD12 (Residential Planned Development - 12 Units Per Acre) TO: R-PD10 (Residential Planned Development – 10 Units Per Acre) of approximately 16.52 acres adjacent to the northeast corner of Frontage Road and Ackerman Avenue (APN: 125-08-310-003 and 125-08-410-001), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

126

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petition in Protest

MOTION:

TRUESDELL - APPROVED subject to conditions with driveway waiver on one of the unit plans and revised Conditions 3 and 4 and additional Conditions 14 and 15 as follows:

3. *Dedicate an additional 10 feet of right-of-way on Racel Street/Fort Apache Road adjacent to this site for a total half-street width of 40 feet. Also, dedicate an additional 10 feet on Sky Pointe Drive (aka the Frontage Road) adjacent to this site for a total width of 80 feet in accordance with the adopted Master Plan of Streets and Highways. Alternatively, the applicant may apply for an amendment to the Master Plan of Streets and Highways for Sky Pointe Drive to reduce the required right-of-way width adjacent to this site; if this alternative is selected, final right-of-way requirements for Sky Pointe Drive shall be determined at the time of approval of the amendment to the Master Plan of Streets and Highways;*

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 18 - Z-0008-02

MOTION - Continued:

4. *Construct half-street improvements including appropriate overpaving on Fort Apache Road/Racel Street, and Ackerman Avenue adjacent to this site concurrent with development of this site. Also, construct full width street improvements on Sky Pointe Drive (aka the Frontage Road) adjacent to this site, including appropriate street improvements on the west side of the street (across from this site) in accordance with the direction of the City Engineer. Roadway improvements on Fort Apache Road/Racel Street shall be designed and constructed to match existing improvements to the east. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site;*
14. *Submit an Encroachment Agreement for all landscaping and private improvements located within the public rights-of-way adjacent to this site prior to occupancy of this site; and,*
15. *Landscape all unimproved right-of-way within the public rights-of-way adjacent to this site; such landscaping shall be maintained by the Homeowners Association for this site.*

- UNANIMOUS

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated the rezoning to R-PD10 [Residential Planned Development] in conjunction with M [Medium Density Residential] General Plan designation will be consistent with the anticipated residential density to be developed in the surrounding area. Staff recommended approval, subject to the conditions.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with the conditions, including revised Conditions 3 and 4 and additional Conditions 14 and 15. However, in regard to Condition 9 pertaining to the driveways, about a quarter of the lots, due to the architecture of the units, will have 6.2-foot driveways.

BART ANDERSON, Public Works, said the City has a policy that requires the driveways not to be less than five feet or greater than 18 feet. If it is a short enough driveway it is clear that nobody would park there and if it is long enough they could park in the driveway and get out of the public right-of-way.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 18 - Z-0008-02

MINUTES - Continued:

TODD FARLOW, 240 North 19th Street, appeared in approval. He does not want this parcel to affect the trail.

MR. PSIODA added that they are willing to work with staff to develop Ackerman Avenue, either terminate it or connect it through to the frontage road.

COMMISSIONER McSWAIN asked if the drainage channel would be landscaped. MR. PSIODA said it will be improved, but not with grass.

COMMISSIONER TRUESDELL likes this type of development because it takes advantage of clustering, better landscaping, is pedestrian friendly, but still has streets that can be driven on.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 19 [Z-0008-02(1)] for related discussion.

(9:03 - 9:13)

3-150

RECESS

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate an additional 10 feet of right-of-way on the Frontage Road adjacent to this site and a 25-foot radius on the northwest corner of Ackerman Avenue and the Frontage Road. Grant a 10 foot wide roadway corridor easement adjacent to the south/southwest right-of-way line on Racel Street / Fort Apache Road adjacent to this site; such roadway corridor easement to be available for any public purpose, including but not limited to roadway, drainage, fire hydrant, traffic signal, streetlighting, walkway and sewer purposes.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 18 - Z-0008-02

CONDITIONS - Continued:

4. Construct half-street improvements including appropriate overpaving on Fort Apache Road, Ackerman Avenue, Racel Street, and the Frontage Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. A Master Streetlight Plan for this subdivision must be approved prior to the submittal of any improvement plans.
7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed private access drive, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a.
8. An update to the Spring Mountain Ranch Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 18 - Z-0008-02

CONDITIONS - Continued:

- to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
9. All driveways shall be either less than or equal to 5 feet or greater than or equal to 18 feet in length.
 10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
 11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
 12. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.
 13. The final layout of this subdivision shall be determined at the time of approval of a Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - Z-0008-02(1) - SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Site Development Plan Review FOR A PROPOSED 158-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 16.52 acres adjacent to the northeast corner of the U.S.-95 Frontage Road and Ackerman Avenue (APN: 125-08-310-003 and 125-08-410-001), R-PD12 (Residential Planned Development – 12 Units Per Acre) and C-2 (General Commercial) Zone and R-E (Residence Estates) Zones under Resolution of Intent to C-1 (Limited Commercial) [PROPOSED: R-PD10 (Residential Planned Development - 10 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

126**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petition in Protest

MOTION:**TRUEDELL - APPROVED subject to conditions - UNANIMOUS****To be heard by the City Council on 4/17/2002.****MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated access to this subdivision will be from two private drives to Fort Apache Road and Racel Street. All the townhouses will have garages that are accessed from 39-foot wide private streets. Six-foot wide landscape planters are shown along the street frontages and along the south and west property lines. The elevations and floor plans depict a two-story product with individual units ranging in size from 1,608 to 2,059 square feet. There will be stucco exteriors and concrete tile roofs. The setbacks and parking layout will

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 19 - Z-0008-02(1)

MINUTES - Continued:

create an orderly site. The original Master Development Plan approved under Z-0132-93 indicated that open space was to be provided in the east portion of this site along Durango Drive and El Capitan Way. No open space was required to be provided in those parcels along Rancho Drive. The submitted plan depicts 9,583 square feet of open space. Staff recommended approval, subject to the conditions.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 18 [Z-0008-02] for related discussion.

(9:03 - 9:13)

3-150

RECESS

CONDITIONS:

Planning and Development

1. A Rezoning [Z-0008-02] to an R-PD10 (Residential Planned Development, 10 units per acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: maximum density of 10.49 Dwelling Units per Gross Acre, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 5 feet to the front of the house, 5 feet on the side, and 5 feet in the rear.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 19 - Z-0008-02(1)

CONDITIONS - Continued:

8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed private access streets, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access streets shall be designed, located and constructed in accordance with Standard Drawing #222a.
14. Site development to comply with all applicable conditions of approval for Z-0008-02 and all other site-related actions.
15. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - U-0009-02 - SILVER STATE HOLDING COMPANY, ET AL -
Request for a Special Use Permit FOR A GATED COMMUNITY WITH PRIVATE STREETS on the northwest corner of Fort Apache Road and Farm Road (APN: 125-18-601-009, 010, 011), U (Undeveloped) Zone [T-C (Town Center) General Plan Designation] and U (Undeveloped) under Resolution of Intent to TC (Town Center) [PROPOSED T-C (Town Center)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - Motion carried with BUCKLEY abstaining as this involves a client of his law firm

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated Section E, Subsection B.5, of the adopted Town Center Development standards states that gated communities with private streets are only a permitted use by a Special Use Permit and Site Development Plan Review. Section 18.12.100 of the Las Vegas Subdivision Code requires that private streets comply with certain requirements that include minimum widths, construction standards and signage. The streets are in conformance with the Subdivision Code, Title 18, and the Town Center Development Standards. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 20 - U-0009-02

MINUTES - Continued:

CHRIS ARAMBULA, Tetra Tech, Inc., 401 North Buffalo Drive, Suite 100, appeared on behalf of Kimball Homes and concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 21 [Z-0010-02] and Item 22 [Z-0010-02(1)] for related discussion.

(9:35 - 9:41)

3-449

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The private streets shall have a minimum width of thirty-seven feet from back-of-curb to back-of-curb. Private streets with rolled curbs shall be a minimum width of thirty-nine feet.
3. The proposed private streets shall meet the minimum construction standards for public streets.
4. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0010-02) and Site Development Plan Review [Z-0010-02(1)].
5. The street name signs for private streets shall bear the words “privately maintained,” and shall be a color and design established by the City and in conformance with the Manual of Uniform Traffic Control Devices. The color of such a sign must differ distinctively from that used in connection with public streets.
6. The Tentative Map application for the proposed residential subdivision on this site shall demonstrate compliance with all provisions of the Las Vegas Municipal Code applicable to private streets, including the provision of a separate lot for private streets.
7. All setbacks shall be measured from back of sidewalk if on exists, back of curb if no sidewalk is present.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 20 - U-0009-02

CONDITIONS - Continued:

8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.
10. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.
11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
12. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0010-02 and Site Development Plan Review Z-0010-02(1), on this same agenda, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0010-02 - SILVER STATE HOLDING COMPANY, ET AL -
Request for a Rezoning FROM: U (Undeveloped) Zone [T-C (Town Center) General Plan Designation] and U (Undeveloped) under Resolution of Intent to TC (Town Center) TO: T-C (Town Center) of 15.29 acres located adjacent to the northwest corner of Farm Road and Fort Apache Road (APN: 125-18-601-009 through 011), PROPOSED USE: 120-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - Motion carried with BUCKLEY abstaining as this involves a client of his law firm

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated the requested rezoning will be consistent with the anticipated residential density to be developed in the surrounding area as projected by the ML (Medium Low Residential) and L (Low Density Residential) General Plan designations of surrounding properties. Staff recommended approval, subject to the conditions.

CHRIS ARAMBULA, Tetra Tech, Inc., 401 North Buffalo Drive, Suite 100, appeared on behalf of Kimball Homes and concurred with the conditions.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 21 - Z-0010-02

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 20 [U-0009-02] and Item 22 [Z-0010-02(1)] for related discussion.

(9:35 - 9:41)

3-449

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 50 feet of right-of-way adjacent to this site for Fort Apache Road, 40 feet for Farm Road and a 54-foot radius on the northeast corner of Fort Apache Road and Farm Road.
4. Construct half-street improvements on Farm Road and Fort Apache Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Farm Road and Fort Apache Road shall be constructed to comply with Town Center Arterial and Town Center Primary Arterial standards respectively.
5. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
6. A Master Streetlight plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 21 - Z-0010-02

CONDITIONS - Continued:

7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend oversized public sewer in Farm Road to the western edge of this development to a location and depth acceptable to the City Engineer. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 21 - Z-0010-02

CONDITIONS- Continued:

monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the Planning Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0010-02(1) - SILVER STATE HOLDING COMPANY, ET AL -
Request for a Site Development Plan Review FOR A PROPOSED 120-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.29 acres located adjacent to the northwest corner of Farm Road and Fort Apache Road (APN: 125-18-601-009 through 011), U (Undeveloped) Zone [T-C (Town Center) General Plan Designation] and U (Undeveloped) under Resolution of Intent to TC (Town Center) [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - Motion carried with BUCKLEY abstaining as this involves a client of his law firm - UNANIMOUS

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated access to this subdivision will be provided by a 60 foot wide gated entry to Farm Road. All the lots will be accessed from 37-foot wide private streets. Fort Apache Road borders the site to the east. This development will consist of a 120 lot single-family residential development with typical lots being 35 feet wide by 93 feet deep and 3,255 square feet. The elevations and floor plans show a two-story product that is 1,365 square feet. Stucco exteriors and concrete tile roofs are depicted. The garage entrances to the homes

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 22 - U-0010-02(1)

MINUTES - Continued:

will be front loading. Map 6 of the Transportation Trails Element of the 2020 Master Plan designates a multi-use trail alignment along the west side of Fort Apache Road and a Town Center arterial trail along the north side of Farm Road. The site plan depicts the required alignments along both street frontages, thereby conforming to the Transportation Trails Element of the Master Plan. The Town Center standards designate Fort Apache Road as a primary arterial and Farm Road as a Town Center arterial. The standards contain specific requirements regarding sidewalk design, median placement, and landscaping. Because of the level of detail of those standards, the conditions of approval have been included with this request to allow for a staff review of these issues. The streetscape design meets the intent of the Town Center Development Standards through the provision of landscape amenity zones along all streets. This residential development will be consistent with Title 19A, Title 18, and applicable plans, policies and standards, including the Town Center Development Standards with implementation of the conditions regarding compliance with Town Center Landscape and Streetscape Development Standards. Staff recommended approval, subject to the conditions.

CHRIS ARAMBULA, Tetra Tech, Inc., 401 North Buffalo Drive, Suite 100, appeared on behalf of Kimball Homes and concurred with the conditions.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 20 [U-0009-02] and Item 21 [Z-0010-02] for related discussion.

(9:35 - 9:41)

3-449

CONDITIONS:

Planning and Development

1. A Rezoning [Z-0010-02] to a TC (Towncenter) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 22 - U-0010-02(1)

CONDITIONS - Continued:

4. The standards for this development shall include the following: maximum density of 7.80 Dwelling Units per Gross Acre, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 18 feet to the front of the house, 5 feet on the side, and 15 feet in the rear.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. Air conditioning units shall not be mounted on rooftops
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.
13. Detailed site and landscaping plans shall be approved by Planning and Development Department staff, prior to the time application is made for a building permit, that depict the landscaping and hardscaped areas within the Trail Alignments and the Amenity Zones as shown in the Town Center Development Standards. The landscape plan shall detail plant types, sizes, and locations as required by the Town Center Development Standards. Onsite trees shall conform to the landscaping standards of Town Center. Palm trees shall be at least 25 feet in height. All other trees shall be 18 feet in height. The landscape plan shall include sufficient information to confirm conformance with spacing requirements.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 22 - U-0010-02(1)

CONDITIONS - Continued:

14. A detailed plan depicting sidewalk construction shall be approved by Planning and Development Department staff prior to the time application is made for a building permit, that complies with the Town Center Development Standards.
15. The Tentative Map shall depict the required Multi-Use Trail along the Fort Apache Road and the required Town Center Arterial Trail along the north side of Farm Road in accordance with Map Six of the Trails Element of the Master Plan. The trail shall be constructed concurrent with development of this site and be maintained by the Homeowner's Association.
16. The Tentative Map shall depict the required median within the Fort Apache Road right-of-way.

Public Works

17. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed street layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
18. The final layout of this site shall be determined at the time of approval of the Tentative Map.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-10-02 and Use Permit U-09-02 on this same agenda, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0013-02 - 11TH STREET LIMITED PARTNERSHIP, ET AL ON BEHALF OF COMMUNITY DEVELOPMENT PROGRAM CENTER OF NEVADA -

Request for a Rezoning FROM: C-2 (General Commercial), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential) and R-4 (High Density Residential) TO: R-4 (High Density Residential) Zone of approximately 2.23 acres located adjacent to the north side of Stewart Avenue, between Eleventh Street and Maryland Parkway (APN: 139-35-211-042 through 049, 069 and 070), PROPOSED USE: SENIOR HOUSING APARTMENTS AND ADMINISTRATIVE OFFICES, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BUCKLEY - APPROVED subject to conditions, with additional condition requiring a foundation permit prior to commencing construction of the building, and revisions to Conditions 4 and 5 as follows:

4. Petition of Vacation VAC-0014-02 must receive City Council approval prior to the issuance of any grading permits for this site, and shall record prior to the issuance of any foundation permits for two stories for this site.
5. Construct all incomplete half-street improvements (sidewalk) on 11th Street and remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. -

Motion carried with GALATI abstaining as this involves the Las Vegas Housing Authority, which is a client of his firm -

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 23 - Z-0013-02

MOTION - Continued:

To be heard by the City Council on 4/17/2002.

NOTE: BUCKLEY amended motion at the 4/11/2002 Planning Commission meeting to include the language under Condition 3 to read as follows:

The applicant shall submit for and have approved by the Planning Commission, prior to the issuance of any building permits, *except for site grading and foundation*; a Variance to allow a three-story, 36 foot tall building; where a two-story, 35 foot tall building is allowed.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated the Downtown Redevelopment Plan of the City of Las Vegas designates this site as Medium to High Density Residential/Commercial Rehab. The senior apartments and administrative offices are permitted within the Medium to High Density Residential/Commercial Rehab General Plan Land Use category. The residential development for R-4 zoning will allow a maximum of 50 units per acre, which is comparable to densities of the surrounding R-4 zoning to the west and intense commercial to the south. Staff recommended approval, subject to the conditions.

WINSTON HENDERSON, Architect, 1555 East Flamingo Road, Suite 350, appeared on behalf of the applicant and concurred with the conditions. However, the parking was calculated on 120 units rather than the 100 units that this project has, which makes them still deficient. Also, he requested in Condition 3 under Items 23 and 24 where it indicates completion prior to issuance of building permits that it be amended to *completion prior to issuance of a Certificate of Occupancy*.

TODD FARLOW, 240 North 19th Street, appeared in protest. In regard to Item 24 he did not feel the Housing Authority needs an office building. The Director has a large office already.

JOE RICHIC, Robert Gordon Plaza, 516 North 11th Street, appeared in approval of the two buildings. The administrative office building will be built on land owned by the Affordable Housing program and managed by the Las Vegas Housing Authority. The two million dollar loan by Wells Fargo Bank will be paid by rental income.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 23 - Z-0013-02

MINUTES - Continued:

MR. HENDERSON said this is an Affordable Housing project and the office component makes the project possible. The Director's office will not be located in this building. Those administrative offices will generate income that will make this tax credit redevelopment project possible.

SHARON BULLOCK, Community Development Program Center of Nevada, stated that there will be no childcare, but the recreation building will have a child play area.

MR. JESCHKE indicated that staff would rather have any Variances approved prior to issuance of building permits. However, rough site grading would be allowed prior to the Variances being approved. MR. HENDERSON said they have severe time restraints that require them to pull permits and begin construction. It would not be their intent to wait right up to the issuance of a Certificate of Occupancy, but they do not want to be required to have these items completed prior to the issuance of permits.

BART ANDERSON, Public Works, clarified that staff requires that the applicant meet with the City Surveyor to determine if they need to do a Reversionary Map prior to the issuance of any permits, but they would not have to record the Reversionary Map. Condition 4 could be revised as follows: *Petition of Vacation VAC-0014-02 must receive City Council approval prior to the issuance of any grading permits for this site, and shall record prior to the issuance of any building permits for this site.* Condition 5 could be revised as follows: *Construct all incomplete half-street improvements (sidewalk) on 11th Street and remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.*

ROBERT GENZER, Planning and Development, did not see a problem with Planning and Development signing on a foundation permit to begin construction of the building, but not construct three floors when only two floors are permitted without a Variance. MR. HENDERSON accepted that compromise.

COMMISSIONER McSWAIN was concerned about the location of the utilities. MR. HENDERSON responded that the area is being vacated and the utilities will come in underground.

There was no further discussion.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 23 - Z-0013-02

MINUTES - Continued:

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 24 [Z-0013-02(1)] and Item 25 [VAC-0014-02] for related discussion.

(9:41 - 9:59)

3-700

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Coordinate with the City Surveyor to determine if a Reversionary Map or other mechanism to join these parcels will be necessary prior to the issuance of any permits for this site. Comply with the recommendations of the City Surveyor.
4. Petition of Vacation, VAC-0014-02 must record prior to the issuance of any building or grading permits for this site.
5. Construct all incomplete half-street improvements (sidewalk) on 11th Street and Stewart Avenue and remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site of this site.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 23 - Z-0013-02

CONDITIONS - Continued:

determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0013-02(1) - 11TH STREET LIMITED PARTNERSHIP, ET AL ON BEHALF OF COMMUNITY DEVELOPMENT PROGRAM CENTER OF NEVADA -
 Request for a Site Development Plan Review And A Reduction in the Amount of Required Perimeter and Parking Lot Landscaping FOR A PROPOSED 120-UNIT, 3-STORY SENIOR APARTMENT COMPLEX AND A 24,640 SQUARE FOOT HOUSING AUTHORITY OFFICE BUILDING located adjacent to the north side of Stewart Avenue, between Eleventh Street and Maryland Parkway (APN: 139-35-211-042 through 049, 069 and 070), C-2 (General Commercial), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential), and R-4 (High Density Residential), [PROPOSED: R-4 (High Density Residential)], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BUCKLEY - APPROVED subject to conditions with Condition 3 amended as follows:

The applicant shall submit for and have approved by the Planning Commission, prior to the issuance of any building permits, *except for site grading and foundation*; a Variance to allow a three-story, 36 foot tall building; where a two-story, 35 foot tall building is allowed -

Motion carried with GALATI abstaining as this involves the Las Vegas Housing Authority, which is a client of his architectural firm

To be heard by the City Council on 4/17/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 24 - Z-0013-02(1)

MINUTES - Continued:

TROY JESCHKE, Planning and Development, stated access to this site will be from two driveways onto 11th Street. A 24,640 square foot administrative office building is depicted toward the northern portion of the site with parking to the south and west. An 83,960 square foot apartment building is indicated on the southern portion of this site with parking to the north, south and east. Parking is deficient so staff has included a condition requiring the development to either be scaled back, have an acceptable means of off-site parking, or have a Variance granted.

Landscaping is proposed within 30-foot wide planters along 11th Street. The planter then varies from 10 to 30 feet along the Maryland Parkway frontage and a 10-foot wide planter is indicated along the southern property line. The landscaping is deficient in a few areas of the site. The applicant has requested a reduction in the amount of landscaping. In this case, the reductions are minor and can be approved without substantial detriment to the site.

The submitted elevations depict that the apartment building will be finished in a four-tone stucco with patios and balconies and a mansard roof covered with tile. The administrative office building portrays a beige stucco exterior with various design features. Staff would like to amend Condition 3 as follows: *The applicant shall submit for and have approved by the Planning Commission, prior to the issuance of building permits, except for site grading, a Variance to allow a three-story 36 foot tall building where a two story 35 foot tall building is allowed.* Staff recommended approval, subject to the conditions.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 23 [Z-0013-02] and Item 25 [VAC-0014-02] for related discussion.

(9:41 - 9:59)

3-700

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 24 - Z-0013-02(1)

CONDITIONS - Continued:

2. A Rezoning (Z-0013-02) to an R-4 (High Density Residential) Zoning District approved by the City Council
3. The applicant shall either scale down the project in scope to meet the required parking, have an acceptable means of off-site parking established, or obtain approval of a variance for parking, prior to the issuance of any building permits.
4. The landscape plan shall be amended and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to indicate all proposed landscape plant material on the site complete with size and type.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 24 - Z-0013-02(1)

CONDITIONS - Continued:

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
16. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
17. Proposed entry gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0013-02 on this same agenda; and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0014-02 - 11TH STREET LIMITED PARTNERSHIP, ET AL
- Petition to Vacate a portion of Eleventh Street, Marlin Avenue and a Public Alleyway, generally located north of Stewart Avenue, between Eleventh Street and Maryland Parkway, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BUCKLEY - APPROVED subject to conditions - Motion carried with GALATI abstaining as this involves the Las Vegas Housing Authority, which is a client of his firm

To be heard by the City Council on 4/17/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this Vacation will vacate unimproved portions of the 11th Street right-of-way and the public alley and portions of Marlin Avenue. This Vacation will not affect any public access or reduce the traffic handling capability in this section of right-of-way. Staff recommended approval, subject to the conditions.

WINSTON HENDERSON, Architect, 1555 East Flamingo Road, Suite 350, appeared on behalf of the applicant and concurred with the conditions.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 25 - VAC-0014-02

MINUTES - Continued:

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 23 [Z-0013-02] and Item 24 [Z-0013-02(1)] for related discussion.
(9:41 - 9:59)
3-700

CONDITIONS:

1. This Petition of Vacation shall be modified to retain any right-of-way necessary to complete the cul-de-sac at the terminating end of 11th Street and to retain and/or dedicate right-of-way necessary to create 20 foot radii at the northwest and northeast corners of Stewart Avenue and 11th Street. This petition shall also be amended to retain a 20 foot public sewer easement in the alley way.
2. Provide a plan for approval by the Department of Public Works indicating how access to the existing gate along the rear property line of parcel 139-35-211-068 will continue to be provided. Private access or a letter from the adjacent property owner agreeing to the elimination of such access must be provided prior to recordation of an Order of Vacation for this site.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by Z-0013-02 may be used to satisfy this condition.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 25 - VAC-0014-02

CONDITIONS - Continued:

7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #4 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - V-0080-01 - PASQUALE LAURITO - Request for a Variance TO ALLOW AN ANIMATED MONUMENT SIGN WHERE SUCH SIGN IS PROHIBITED on property located at 2325 West Charleston Boulevard (APN: 162-05-511-014), P-R (Professional Office and Parking) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter in Protest

MOTION:

McSWAIN - DENIED - Motion carried with QUINN voting NO

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated the applicant is proposing to erect a monument sign 8 feet in height and width. The sign cabinet would be of a beige painted aluminum finish to match the color of the existing building on the site. Illuminated red lettered sign copy would identify the name of the business and the address. A business logo is also depicted. The animated portion of the sign would display worded messages with a lighted electronic display panel or reader board and measure 2 feet 2 inches vertically by 7 feet 5 inches horizontally. The sign would be situated adjacent to Charleston Boulevard set back 5 feet from the back of the sidewalk. Section 19.14.090(B) of the Las Vegas Municipal Code sets development standards for on-premise signage, wherein monument signs bearing reader boards/animated panels are not permitted in the P-R (Professional Office and Parking) Zoning District, nor in the C-D (Designed Commercial) Zoning District. This property is zoned P-R,

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 26 - V-0080-01

MINUTES - Continued:

while the immediately surrounding commercial properties are zoned C-D (Designed Commercial). The Rancho/Charleston Land Use Study and Strategic Plan designates this site as part of a larger corridor for future office uses. The corresponding zoning districts for the office use are O (Office) and P-R (Professional Office and Parking), neither of which allows reader board or animated signs. The applicant's proposal is therefore in conflict with the recently adopted Strategic Plan. Staff does not find any evidence of a particular hardship in that the properties in the same or similar zoning districts share the same limitations. The applicant's request reflects a preference for the type of sign that the zoning ordinance does not permit. Staff recommended denial.

DARRELL SHOCK, Vision Sign Company, 3625 South Polaris Avenue, said that the existing sign is compatible with the code. The message unit will have a low voltage that is only 2.2 feet in height and approximately 7.5 feet long. The applicant wants to advertise the time and temperature, doctors currently practicing there, type of medical information, and insurance to the traffic traveling on Charleston Boulevard. This sign is encroaching 4 inches into the 5-foot setback that the code requires.

TODD FARLOW, 240 North 19th Street, appeared in approval. There is a sign on the same side of the street that is beautiful.

COMMISSIONER McSWAIN felt the character of the area is not conducive to an animated sign. MR. SHOCK explained that most of this area is commercial.

COMMISSIONER TRUESDELL did not object to a monument sign, but not an animated electronic sign as he felt it would set a precedent. COMMISSIONER BUCKLEY felt the same because this area seems cluttered already.

COMMISSIONER EVANS asked the reason for an animated sign. MR. SHOCK replied that vandals would take the changeable lettering. The owner feels this is important to him.

COMMISSIONER TRUESDELL felt this is a significant sign and changeable letters would not be workable.

COMMISSIONER McSWAIN thought the animated signs are eye catching and that it will set a precedent.

MR. SHOCK was concerned about the 4 inches. ROBERT GENZER, Planning and Development, said those 4 inches would require a separate Variance.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 26 - V-0080-01

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:59 - 10:12)

3-1300

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0006-02 - THE HOUSING CORPORATION - Request for a Variance TO ALLOW 80 PARKING SPACES WHERE 87 PARKING SPACES IS THE MINIMUM AMOUNT REQUIRED FOR A PROPOSED 40-UNIT APARTMENT COMPLEX on a 1.46 acre site adjacent to the south side of Hinkle Drive, between Twenty-Second Street and Twenty-Third Street (APN: 139-26-507-001 and 002), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - Motion carried with McSWAIN voting NO

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated there is no evidence of a unique or extraordinary circumstance to warrant this Variance. However, staff notes that it is approximately an 8% deviation from the parking code requirement. Given the demographics of residences, the current parking standards may require that the parking lot is not needed. Furthermore, the Planning Commission has approved the Site Development Plan Review for this site; thereby necessitating the need for this Variance. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 27 - V-0006-02

MINUTES - Continued:

MARK RUIZ, 601 South 6th Street, appeared on behalf of the applicant and concurred with the conditions.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:12 - 10:17)

3-1820

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0010-02 - JOHNSON FAMILY TRUST - - Request for a Variance TO ALLOW 100 PARKING SPACES WHERE 137 PARKING SPACES IS THE MINIMUM AMOUNT REQUIRED FOR A PROPOSED DRUG STORE/PHARMACY AND EXISTING RETAIL BUILDING on property located adjacent to the southeast corner of Lake Mead Boulevard and Martin L. King Boulevard (APN: 139-21-701-001, 002 and 004), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BUCKLEY - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated this site is currently developed with Mario's West Side Market at 1960 North Martin Luther King Boulevard and the Lucky 7 Convenience Store is at 1401 West Lake Mead Boulevard. The applicant proposes to demolish the Lucky 7 Store and construct a 13,919 square foot CVS Drug Store in the east portion of the property. When Mario's West Side Market was constructed in 1993 the Zoning Code required one parking space for every 250 square feet. Based upon that requirement, the market was required to provide 38 parking spaces where 42 were provided. This parking lot is never more than half full. Full compliance with the parking requirements when locating a new building on a developed site is a hardship. Staff recommended approval.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 28 - V-0010-02

MINUTES - Continued:

GREG BORGEL, 300 South 4th Street, appeared to represent CVS Pharmacy. They want to upgrade this difficult piece of property with new landscaping and a new parking lot with paving and striping. Putting in a pharmacy would require taking out one of the older buildings currently used by the Lucky 7 facility. In regard to Condition 4 under Item 29, the overall design will be affected by Public Works' improvements yet to be made. They have dedicated a right turn lane on Martin L. King Boulevard and will require a dedication for a bus turnout as well, but for this development, they will be landscaping six feet under an encroachment permit of excess right-of-way along Lake Mead Boulevard. On MLK there would be six feet of landscaping on their property and another ten feet of landscaping under an encroachment permit, which would exceed the normal fifteen feet. When all the street work is done on Lake Mead and MLK, the applicant would be left with six feet on this property on all the street frontages and some remaining under encroachment permits in excess right-of-way. They will not be achieving the fifteen feet. However, in light of the overall improvement of the property, this request is appropriate. In Condition 4 under Item 29, the only issue is within fifteen-foot wide planters, so they would like that requirement deleted.

No one appeared in opposition.

COMMISSIONER McSWAIN preferred to reduce the parking in favor of adequate landscaping. There are never many cars around these drug stores. MR. BORGEL added that they will be sharing the site with the grocery store that has certain lease requirements and they will still own portions of the property. They do not feel less than 100 parking spaces is prudent. CVS has a corporate policy to provide enough parking.

COMMISSIONER GOYNES feels they will have adequate parking. The proposed project will improve this corner.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:14 - 10:29)

3-1900

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 28 - V-0010-02

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SD-0006-02].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - SD-0006-02 - JOHNSON FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 13,919 SQUARE-FOOT DRUG STORE/PHARMACY; AND A REDUCTION IN THE AMOUNT OF REQUIRED PERIMETER AND PARKING LOT LANDSCAPING on property located adjacent to the southeast corner of Lake Mead Boulevard and Martin L. King Boulevard (APN: 139-21-701-002 and 004), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BUCKLEY - APPROVED subject to conditions with Condition 4 amended in accordance with the submitted plan - **UNANIMOUS**

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated this site is currently developed with Mario's West Side Market. Three existing driveways on Lake Mead Boulevard and one driveway on Martin L. King Boulevard will be removed. Access to the property will be provided by one new driveway to Lake Mead Boulevard, and one new driveway to Martin L. King Boulevard. Six-foot wide landscape planters are shown along both street frontages. An eight-foot wide planter will be placed on the south property line, immediately south of the new structure. Planter islands will be provided within new parking areas proposed for the northwest and east portions of the site.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 29 - SD-0006-02

MINUTES - Continued:

The elevations depict a plaster exterior with split faced block accents located along the base of the structure.

An existing cellular communication tower will be relocated from the east side to the south side of the site.

The applicant has requested a waiver to allow six feet of landscaping along Lake Mead Boulevard and Martin L. King Boulevard where the Urban Design Guidelines and Standards require 15 feet. There is a large expansion of asphalt proposed immediately south of the drug store. If the store were to be moved nine feet to the south, fifteen feet of landscaping could be provided along Lake Mead Boulevard. Increasing the size of the landscape planter along Martin L. King Boulevard from six feet to 15 feet would result in the loss of 11 parking spaces. However, staff finds that this loss can be made up if 16 parking spaces directly adjacent to the south landscape planter and oriented in a north/south direction were placed in a large asphalt expanse proposed for the south side of the drug store.

The existing McDonald's Restaurant located on the southwest corner of the intersection, apartment complex on the northwest corner, proposed Jack-In-The-Box Restaurant on the northeast corner, and the proposed Agassi Charter School immediately to the east all have the minimum 15 foot wide landscape planters along the respective street frontages. Therefore, staff recommended that the six foot wide streetside planters are not compatible with the development in the area.

Staff recommended approval, subject to the conditions.

GREG BORGEL, 300 South 4th Street, appeared to represent CVS Drug Store.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:14 - 10:29)

3-1900

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 29 - SD-0006-02

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within minimum 15 foot wide planters along the north (Lake Mead Boulevard) and west (Martin L King Boulevard) property lines.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. A Master Sign Plan shall be submitted for approval of Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 29 - SD-0006-02

CONDITIONS - Continued:

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Remove all substandard street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 29 - SD-0006-02

CONDITIONS - Continued:

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
18. Submit an Encroachment Agreement for all landscaping and private improvements in the Martin L. King Boulevard and Lake Mead Boulevard public rights-of-way adjacent to this site prior to occupancy of this site.
19. Landscape and maintain all unimproved right-of-way on Martin L. King Boulevard and Lake Mead Boulevard adjacent to this site.
20. Site development to comply with all applicable conditions of approval for Z-18-00 and all other site-related actions

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: MARCH 14, 2002****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - U-0004-02 - MISHA ENTERPRISES, LIMITED LIABILITY COMPANY ON BEHALF OF LEONARDO McGARVIE - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED FOOD STORE (LA MICHOACANA MARKET) at 1432 North Eastern Avenue (APN: 139-25-101-019), C-2 (General Commercial), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated Section 19.04.50 of the City of Las Vegas Zoning Code establishes the criteria for the approval of alcohol related uses. The code requires an establishment that sells beer and wine for off-premise consumption to be a minimum of 400 feet from any church, park, school, synagogue, or child care licensed for more than 12 children as measured from property line to property line. In this case, no protected uses are known to be within the minimum distance separation. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 30 - U-0004-02

MINUTES - Continued:

DAVE EDER, Nevada Gaming Application Consultants, 777 Quartz Avenue, Sandy Valley, Nevada, appeared to represent the applicant. He concurred with the conditions.

TODD FARLOW, 240 North 19th Street, appeared in approval. At Eastern Avenue and the freeway there is a Mobile Station. That owner requested a convenience store with no beer and wine and then came back to request beer and wine because they could not derive enough income to have a financially feasible store. Now that applicant has an application pending to sell screw caps. The applicant on this agenda item has to be aware of the fact that he cannot come back and ask for screw caps because he will meet with opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:29 - 10:33)

3-2580

CONDITIONS:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
3. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - Z-0079-96(1) - MOUNTAIN VIEW ASSEMBLY OF GOD -
Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT AND
BASEBALL FIELDS on 7.30 acres located at 3900 East Bonanza Road (APN: 140-30-401-003
and 140-30-401-004), R-1 (Single Family Residential) Zone under Resolution of Intent to C-V
(Civic), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

**McSWAIN - APPROVED subject to conditions - Motion carried with GALATI AND
QUINN abstaining as the applicant is a client of their firms**

This is final action.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated access to this site will be from three existing driveways onto Bonanza Road from an earlier construction phase. An additional emergency crash gate will be on the north half of the property. The applicant would like to construct a soccer field, softball field, and baseball field with parking lots to the west. The recreational fields will not have any lighting. The landscape plan indicates a minimum of 15-foot wide planters along Harris Avenue and Herford Lane frontages and an eight-foot wide planter adjacent to the interior property lines. Additional landscaping is proposed within the parking lot. This development will be aesthetically compatible with adjacent development. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 31 - Z-0079-96(1)

MINUTES - Continued:

No one appeared to represent the application. TROY JESCHKE, Planning and Development, stated that the applicant is aware this item would be on the agenda. ROBERT GENZER, Planning and Development, added that the applicant could appeal to the City Council if they disagree with any portion of the requirements.

TODD FARLOW, 240 North 19th Street, appeared in approval.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:33 - 10:37)

3-2740

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to depict handicapped parking spaces that are at least nine feet wide with adjacent access aisles (a minimum of five feet in width) on each side.
3. Any proposed future lighting for the recreational fields shall require an administrative Site Development Plan Review submittal to staff for approval.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect additional landscaping within the areas termed as "native soil." The landscaping shall include varieties of drought-tolerant trees and shrubbery.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 31 - Z-0079-96(1)

CONDITIONS - Continued:

7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

11. Dedicate an appropriate radius for the terminus of Herford Lane. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
12. Construct full improvement for the terminus of Herford Lane and construct all incomplete half-street improvements on Harris Avenue and Bonanza Road adjacent to this site concurrent with development of this site.
13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
15. A Traffic Impact Analysis or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements

PLANNING COMMISSION MEETING OF MARCH 14, 2002
PLANNING and DEVELOPMENT DEPARTMENT
Item 31 - Z-0079-96(1)

CONDITIONS - Continued:

for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

16. A Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-79-96 and all other subsequent site-related actions

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0024-99(38) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF JULIET PROPERTIES - Request for a Site Development Plan Review FOR A 320-UNIT TWO-STORY CONDOMINIUM DEVELOPMENT; AND FOR A REDUCTION IN THE NUMBER OF REQUIRED LANDSCAPE PLANTER FINGERS on 20 acres adjacent to the southeast corner of Cliff Shadows Parkway and Gowan Road (APN: 137-12-301-003, 004, 011 and 012), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - Motion carried with BUCKLEY and TRUESELLE abstaining as the applicant is a client of their firms

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated access to this site will be from one primary entrance on Cliff Shadows Parkway and a secondary entrance on Gowan Road. Parking is proposed throughout the site in either garage or covered or uncovered parking spaces. The site plan depicts an orderly arrangement of buildings, driveways and parking areas. Landscaping will be provided with ten to 15-foot wide planters along the street frontages and a six foot wide planter along the southern property line. The separation between the buildings ranges anywhere from 15 feet apart to approximately 50 feet apart with meandering pathways connecting all the

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 32 - Z-0024-99(38)

MINUTES - Continued:

buildings. The submitted landscape plan meets the requirements for open space and perimeter landscaping. The elevations depict three tone stucco exteriors with varying facades, which include patios, balconies, and arch windows with tile roofs. Staff recommended approval, subject to the conditions.

APRIL McGRIFF, Bossard Developer Services, 2920 North Green Valley Parkway, appeared on behalf of the property owner. She concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:37 - 10:39)

3-2910

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 32 - Z-0024-99(38)

CONDITIONS - Continued:

6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All mechanical structures shall be screened from public view.

Public Works

11. Dedicate 40 feet of right-of-way adjacent to this site for Gowan Road, 40 feet for Siegfried & Roy Parkway, a 25 foot radius on the southeast corner of Cliff Shadows Parkway and Gowan Road, and a 25 foot radius on the southwest corner of Gowan Road and Siegfried & Roy Parkway.
12. Construct half-street improvements including appropriate overpaving, if legally able, on Cliff Shadows Parkway, Gowan Road and Siegfried & Roy Parkway, including any required improvements to protect the existing power poles located within the Siegfried & Roy Parkway alignment adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
13. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer in Siegfried and Roy Parkway to south edge of property to a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 32 - Z-0024-99(38)

CONDITIONS - Continued:

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 32 - Z-0024-99(38)

CONDITIONS - Continued:

17. Site development to comply with all applicable conditions of approval for Z-24-99 and all other site-related actions.
18. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.
19. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - SD-0004-02 - CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 60-FOOT TALL CELLULAR COMMUNICATIONS MONOPOLE TOWER located on a 2.99 acre site at 6208 Hargrove Avenue (APN: 139-35-501-011), C-V (Civic), Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. 1 Letter in Opposition

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated the site plan depicts a 60-foot tall wireless communications monopole located in the north portion of this site between the Mirabelli Community Center and US95. The equipment will be housed in an adjacent 12 foot by 20-foot shelter. The tower and shelter are depicted as being surrounded by a six-foot high block wall. The pole has sufficient space for two carriers in a slimline configuration. This monopole is an allowed use in a C-V (Civic) zoning district. The design and placement of this tower are appropriate for the area. Staff recommended approval, subject to the conditions.

JULIE BROOK, Spectrum Surveying & Engineering, 7351 West Charleston Boulevard, appeared to represent Horizon Wireless and concurred with staff's conditions.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 33 - SD-0004-02

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(10:39 - 10:41)
3-3050

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The monopole design shall be “slim-line”, with flush mounted arrays, as depicted in the submitted elevations.
3. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.
4. All development shall be in conformance with the site plan and elevations, except as amended by conditions herein.
5. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - WVR-0001-02 - JAMES E. AND HENEDINE C. SMITH - Request for a Waiver OF THE REQUIRED 660-FOOT SEPARATION BETWEEN GROUP RESIDENTIAL CARE FACILITIES TO ALLOW A FACILITY at 3016 East St. Louis Avenue (existing facilities are located at 1821 Silver Birch Lane and 3036 Holly Hill Avenue) (APN: 162-01-810-012), R-1 (Single-Family Residential) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to condition - UNANIMOUS

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated this property would be the third facility in the area. The separation distance between this facility and the residential group home at 3036 Holly Hill Avenue is 450 feet. The separation distance between this facility and a residential group home at 1821 Silver Birch Lane is 500 feet. Granting a waiver at this location would not adversely affect the neighborhood because of the following:

1. Neither of the two existing residential group facilities is located adjacent to or on the same street as the proposed location at 3016 East St. Louis Avenue.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 34 - WVR-0001-02

MINUTES - Continued:

2. The subject site is located on an 80-foot wide secondary collector roadway, not a local residential street.
3. The location at 3036 Holly Hill Avenue is located over two blocks to the south and the driving distance between the two locations is over 1,400 feet away.

Staff recommended approval, subject to the condition.

JAMES E. and HENEDINE C. SMITH, 3015 East St. Louis Avenue, said there are several public transportation buses that operate in the neighborhood. There is also a police station and park in the area.

No one appeared in opposition.

COMMISSIONER QUINN discussed with MRS. SMITH that residential care facility would house only seniors. She is a nurse, but this home would not be a home for persons with Alzheimer.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:41 - 10:47)

3-3120

CONDITION:

Planning and Development

1. The facility must comply on an ongoing basis with all governmental licensing requirements.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0007-02 - ANTONIO FUSCO/ROMOLO RAMO FUSCO FAMILY TRUST, ET AL - Petition to Vacate U.S. Government Patent Reservations generally located south of Alexander Road, east of El Capitan Way, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - Motion carried with **BUCKLEY** and **McSWAIN** abstaining as the applicant is a client of their firms.

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated the proposed relinquishment of interest will not adversely affect any abutting parcels and will facilitate development on the abutting parcels. Staff recommended approval, subject to the conditions.

CHRIS ARAMBULA, Tetra Tech, Inc., 401 North Buffalo Drive, Suite 100, appeared to represent the applicant. He concurred with staff's conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 35 - VAC-0007-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:47 - 10:48)

3-3510

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. Development of this site shall comply with all applicable conditions of approval for General Plan Amendment (GPA-0057-01), Rezoning (Z-0103-01), Variance (V-0098-01), Site Development Plan Review [Z-0103-01(1)] and all other subsequent site-related actions.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0008-02 - MATONOVICH FAMILY TRUST, ET AL -
Petition to Vacate U.S. Government Patent Reservations generally located south of Alexander Road, 682 feet west of El Capitan Way, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL - APPROVED subject to conditions - Motion carried with BUCKLEY and McSWAIN abstaining as the applicant is a client of their firms

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated this application includes a portion of the east half of Campbell Road. Staff will not support any attempt to vacate the patent easement along Campbell Road. Aside from the Campbell Road alignment, staff finds the proposed relinquishment of interest of Patent Reservations will not adversely affect any abutting parcels. Staff recommended approval, subject to the conditions.

CHRIS ARAMBULA, Tetra Tech, Inc., 401 North Buffalo Drive, Suite 100, appeared to represent the applicant. They have submitted revised legals. TROY JESCHKE, Planning and Development, commented that the public hearing notice was mailed prior to receiving the legals.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 36 - VAC-0008-02

MINUTES - Continued:

No one appeared in opposition.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:48 - 10:50)

3-3580

CONDITIONS:

1. This Order of Relinquishment of Interest Application shall not apply to any part of the Campbell Road alignment.
2. Retain 20 foot wide public sewer easements within each of the areas to be vacated unless an alternative plan to provide public sewer access to the parcel immediately south of this site is submitted to and approved by the Department of Public Works prior to recordation of a Relinquishment of Interest.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of a Relinquishment of Interest.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
6. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0009-02 - CITY OF LAS VEGAS - Petition to Vacate U.S. Government Patent Reservations and a BLM drainage easement generally located south of Alexander Road, east of Cimarron Road, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL - APPROVED subject to conditions - Motion carried with BUCKLEY and McSWAIN abstaining as the applicant is a client of their firms

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated the proposed relinquishment of interest of Patent Reservations will not adversely affect any abutting parcels and will facilitate development on the abutting parcels. In addition, the 14 foot wide Bureau of Land Management Drainage Easement is unused and this Vacation will not adversely affect this site or any abutting parcels. Staff recommended approval, subject to the conditions.

CHRIS ARAMBULA, Tetra Tech, Inc., 401 North Buffalo Drive, Suite 100, appeared to represent the applicant. He concurred with staff's conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 37 - VAC-0009-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:50 - 10:51)

3-3710

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. Development of these sites shall comply with all applicable conditions of approval for the Z-0073-01 Rezoning Application and all subsequent site-related actions.
3. All development shall be in conformance with code requirements and design standards of all City Departments
4. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☐**DISCUSSION****SUBJECT:**

PUBLIC HEARING - VAC-0010-02 - JEFFREY AND ANNE KINNER, ET AL - Petition to Vacate U.S. Government Patent Reservations, a BLM drainage easement, and a portion of Constantinople Avenue generally located south of Alexander Road, 682 feet west of Buffalo Drive, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - Motion carried with **BUCKLEY** and **McSWAIN** abstaining as the applicant is a client of their firms

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated this relinquishment of interest of Patent Reservations will not adversely affect any abutting parcels and will facilitate the development of the abutting parcels. In addition, the 14 foot wide Bureau of Land Management drainage easement is unused and the proposed Vacation will not adversely affect this site or any abutting parcels. The Vacation of Constantinople Avenue will not adversely affect any adjacent property or eliminate access to any abutting parcels. Staff recommended approval, subject to the conditions.

CHRIS ARAMBULA, Tetra Tech, Inc., 401 North Buffalo Drive, Suite 100, appeared to represent the applicant. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 38 - VAC-0010-02

MINUTES - Continued:

TODD FARLOW, 240 North 19th Street, appeared in approval and verified that this project is part of the Gold Rush development. MR. FARLOW wondered why this has not already been taken care of. ROBERT GENZER, Planning and Development, explained that it is not always done at the outset of a project.

CHARLES MULINARI, 3888 Quadrel Street, appeared in approval and said there is a swale, which dumps onto Constantinople Avenue. The only drainage on Constantinople Avenue is where it drains into vacant land. He was concerned about where the water will go, if they will continue the block walls that exist up to Constantinople, and how they are going to separate their land from Constantinople Avenue. BART ANDERSON, Public Works, responded that a drainage study was required as part of the Gold Rush subdivision. The City is reserving a public sewer easement along that corridor and a drainage easement can be reserved along the same corridor.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:51 - 10:56)

3-3750

CONDITIONS:

1. Provide a plan for approval by the Department of Public Works showing how Constantinople Avenue to the west of the area contemplated by this vacation application shall be terminated in a manner acceptable to the Department of Public Works prior to recordation of an Order of Vacation for this site. Dedicate or vacate all additional right-of-way needed to terminate Constantinople Avenue prior to recordation of the Order of Vacation. Construct any necessary improvements for the termination of Constantinople Avenue concurrent with development in accordance with Z-0102-01(1).
2. Retain a 20 foot City of Las Vegas Sewer Easement for existing sewer line in Constantinople Avenue, unless an alternative public sewer service plan is submitted to and approved by the Department of Public Works prior to recordation of the Order of Vacation for this site.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation and Order of Relinquishment.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 38 - VAC-0010-02

CONDITIONS - Continued:

4. Development of these sites shall comply with all applicable conditions of approval for Z-0102-01, Z-0102-01(1) and all subsequent site-related actions.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
6. The Order of Vacation and Order of Relinquishment shall not be recorded until all of the above conditions have been met provided, however, that Condition # 3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. If the Order of Vacation or the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0011-02 - FOGHORN PROPERTIES, LIMITED LIABILITY COMPANY, ET AL - Petition to Vacate a 25-foot wide Public Multi-Use Equestrian Trail Easement generally located north of Grand Teton Road, west of Durango Drive, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - Motion carried with **BUCKLEY, McSWAIN** and **TRUESDELL** abstaining as this involves clients of their firms

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated this Vacation will not adversely affect access to any abutting parcels. The trail easement has been re-located and no longer abuts this property. Staff recommended approval, subject to the conditions.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:56 - 10:57)

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 39 - VAC-0011-02

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
4. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0012-02 - BABB INVESTMENT COMPANY - Petition to Vacate a U.S. Government Patent Reservation generally located south of Gowan Road, 1,300 feet east of Hualapai Way, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated the relinquishment of interest of Patent Reservations will not adversely affect any abutting parcels. Staff recommended approval, subject to the conditions.

CHRIS WENER, Spectrum Surveying and Engineering, 7351 West Charleston Boulevard, appeared in order to represent the applicant and concurred with staff's conditions.

There was no one present in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:57 - 10:58)

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 40 - VAC-0012-02

CONDITIONS:

1. This application shall be amended to retain a 20-foot wide City of Las Vegas Sewer Easement for existing 8 inch public sewer line within this alignment.
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0013-02 - VALLEY HEALTH SYSTEM, LIMITED LIABILITY COMPANY - Petition to vacate Kingsbury Lane, generally located south of Pinto Lane, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 4/17/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

SEAN FOLEY, Planning and Development, stated this Vacation will not affect public access to any abutting parcels and will not result in a reduced traffic handling capability in that the right-of-way is currently a cul-de-sac with no other outlet. Staff recommended approval, subject to the conditions.

PRESTON HOWARD, 325 South Maryland Parkway, appeared on behalf of the applicant and concurred with the conditions

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10.58 - 11:00)

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 41 - VAC-0013-02

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. All existing public streetlights shall be removed and returned to the City yard.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0007-02 - H FACTOR ON BEHALF OF KLASSEY KIDS ACADEMY - Request for a Variance TO ALLOW A TWENTY-FIVE FOOT (25') SIDE SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SEVENTY FOOT (70') SIDE SETBACK IN CONJUNCTION WITH A PROPOSED CHILD CARE FACILITY (KLASSY KIDS ACADEMY) on 2.26 acres located adjacent to the east side of Durango Drive, approximately 347 feet south of Racel Street (APN: 125-09-401-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL - APPROVED subject to conditions - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated there is evidence of a unique or extraordinary circumstance for this Variance. The Flood Control Division of the Department of Public Works has designated the southern portion of this site as a drainage easement, thereby limiting the buildable area of the site. In addition, the applicant is proposing the mansard style roof to shield mechanical equipment that will be located on the roof. Staff recommended approval, subject to the conditions.

PLANNING COMMISSION MEETING OF MARCH 14, 2002
Planning and Development Department
Item 42 - V-0007-02

MINUTES - Continued:

MARK FALKNER, 6655 Bermuda Road, appeared to represent the applicant and concurred with staff's conditions. There is a channel that is picking up water. This Vacation is being requested because the entrance to the site is centered. There is a concern that water may back up onto the site. If that is the case, the site can be designed to send the water back into the wash and away from the buildings.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:00 - 11:02)

4-320

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

NON-PUBLIC HEARING - ABEYANCE - SD-0072-01 - H FACTOR - Request for a Site Development Plan Review FOR A PROPOSED 15,350 SQUARE FOOT CHILD CARE FACILITY (KLASSY KIDS ACADEMY) and a Reduction in the amount of required Perimeter landscaping on 2.26 acres on the east side of Durango Drive, approximately 347 feet south of Racel Street (APN: 125-09-401-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions with Condition 4 amended to indicate *two* of the northernmost parking spaces be removed on either side of the driveway and replaced with landscaping - **UNANIMOUS**

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated access to this site is from one driveway onto Durango Drive. The building is toward the northern portion of the site with parking to the south and west. The play area is to the east of the building and parking area with an eight-foot block wall around it. Landscaping will consist of a 30 foot wide planter along the north side of the building, a 20 foot wide multi-use trail along the Durango Drive frontage, and a 27 foot wide landscape berm along the southern boundary of the parking area. The elevations depict a two-tone beige stucco building with a blue flashing raised entry feature and mansard style roof with reddish tile. This development will be compatible and complementary to the surrounding residential area. Staff recommended approval, subject to the conditions.

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MINUTES - Continued:

MARK FALKNER, 6655 Bermuda Road, appeared to represent the applicant. This design review is for a 15,000 square foot child care facility that is located on a 2.5 acre parcel on the east side of Durango Drive. This building will have classrooms on the outside of the building. There will be a multi-purpose room in the center, restroom facilities toward the front, and offices in the front of the building. It will hold 85 children and 10 staff members. The building will be stucco with a mansard tile roof. The mansard roof will shield all mechanical equipment. In regard to Condition 4 where it indicates four northernmost parking spaces be removed, they would like to have those spaces remain. In regard to Condition 7, they need some latitude to work with staff on the landscaping because water will go down Ackerman and flow over the trail to get into the channel.

COMMISSIONER EVANS referred to the Staff Report where it indicates the revised landscape plan indicates conformance with the Urban Design Guidelines and Standards than what was previously submitted, but it is still inconsistent with the requirements. Therefore, a partial reduction in the amount of the required perimeter landscaping is needed. However, it does not indicate the reason for a reduction in the amount of perimeter landscaping. MR. JESCHKE responded that the reason for the reduction in perimeter landscaping is due to the channel. There is a good chance the landscaping would wash away with a good rainstorm. They are only deficient along the Durango frontage.

COMMISSIONER EVANS asked if the applicant will have input as to how the channel is developed. MR. FALKNER replied that they will have some design flexibility, but their first priority is to convey the flows. There will be a landscape berm.

DAVID ELLIOTT appeared in order to represent the applicant and asked for the ability to retain the four northernmost parking spaces. They meet the landscaping requirements. ROBERT GENZER, Planning and Development, suggested removing two of the northernmost parking spaces. MR. ELLIOTT agreed to that compromise.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:02 - 11:13)

4-390

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CONDITIONS:

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. A variance for residential adjacency setbacks shall be approved by the Planning Commission at a public hearing, prior to the issuance of any building permits.
3. The site plan shall be amended and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to depict compliance with the handicap accessible parking requirements in Section 19A.10.010(G) of the Las Vegas Zoning Ordinance.
4. The site plan and landscape plan shall be revised and approved by the Planning and Development Department staff, prior to the time application is made for a building permit, to indicate the four northernmost parking space being removed and replaced with landscaping along the north property line.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to show the full 20-foot wide multi-use trail along the entire Durango Drive frontage.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to indicate the inclusion of four 5-gallon shrubs in addition to every required tree along the berm on the southern portion of the parking area.
7. The landscape plan shall be amended and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to depict minimum 24-inch box trees spaces 20 feet on center along all property boundaries, except the south property line. Four (4) 5-gallon shrubs shall be planted in addition to each required tree.
8. The landscape plan shall be in conformance with Section 19A.12.030(H) of the Las Vegas Zoning Ordinance, which states that for commercial developments the use of turf landscaping shall be limited to 25% of the total landscapable area.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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CONDITIONS – Continued:

10. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
11. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
13. All City Code requirements and all City departments' design standards shall be met.
14. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Public Works

15. Construct all incomplete half-street improvements on Durango Drive adjacent to this entire legal parcel concurrent with the first phase of development anywhere on this site. Also, if not already in place at the time of development of this site, extend a minimum of one lane of temporary asphalt paving on the east side of the centerline of Durango Drive from the north edge of this site northward to Racel Street.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. Site development to comply with the requirements of the approved Traffic Impact Analysis.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local

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CONDITIONS – Continued:

drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - DIRECTOR'S BUSINESS - ABEYANCE - TA-0040-01 - CITY OF LAS VEGAS - Discussion and possible action to Amend Title 19A.08 and Title 19A.12 to address various commercial development standards.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Documents from Law Firm

MOTION:

BUCKLEY - APPROVED with additional conditions on Page 14, Section F.2.d, *large expanses of* added in the beginning of the sentence, and Page 23, Section H.3, increase the 2 foot candle to 5 foot candle, with *trash dumpsters covered and reflectivity of glass not to exceed 20%* - UNANIMOUS

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

FRANK FIORI, Planning and Development, stated that last month this item came up and there were concerns in the development community. All the concerns have been resolved, except two, which were in the section under Architectural Materials and Exterior Materials and Finishes. On Page 14, Section F.2.3 there is a concern in the development community that the language may preclude the use of tilt-up concrete structures. Section D states *highly reflective, shiny and mirror-like materials and unplastered exposed standard concrete, standard concrete masonry units and glazed tile shall not be used except as accents*. The development community felt that was too restrictive. If they wanted to construct a building using a different construction method, such as a larger expanse of glass, they would be precluded. Staff feels this is a guideline and that there is a waiver provision which allows anyone to come forward and request waivers.

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MINUTES - Continued:

There is no way to create a set of development standards that will fit every site. Each project will be reviewed on a case-by-case basis.

CHAIRMAN GALATI felt the Commissioners were fully informed on these standards.

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared in order to represent Focus Commercial Group and Territory, Inc. She submitted documents at the meeting. They resolved many issues at the meeting on 2/28/2002. It came down to two issues. She referred to Page 14 and Page 23. On Page 14, Section F.2.d, her client would like the words *large expanses of* added at the beginning of the sentence. They would have the option of a waiver provision, but they preferred to have a middle ground with the City. The City does not want to have unsightly buildings, but give flexibility to use more than just accents. On Page 23, Section H.3, Lighting, they would like to see the ability to increase the two-foot candle to nothing greater than a five-foot candle, if the developer can demonstrate a greater foot-candle would be required for safety. In this instance, the developer would have flexibility based upon size and location of the commercial project to come in and demonstrate that a greater foot-candle might be necessary.

CHAIRMAN GALATI noted that she said "if it could be demonstrated," but there is a waiver provision in the code that would essentially be the same thing.

MS. LAZOVICH did not think it would be wise to have several waiver requests. MR. FIORI explained the waiver section is on Page 28, the last section in 19A.080.45, K - Waivers. It is fairly broad and looser than Variance language. It basically states that the requirements are the minimum standards that need to be satisfied by the Planning Commission or City Council. Once an application goes through the Planning Commission, the applicant still has the ability to go before the City Council and request a waiver at that stage of the approval. A waiver may be granted if it can be shown by the applicant that these requirements will not compromise the objective of the City in safeguarding the citizens. It is fairly broad language with the burden on the applicant and leaves it to the discretion of the Planning Commission to review the particular proposal.

COMMISSIONER McSWAIN questioned the increased candle height request. MR. FIORI said the objection that was raised by the development community was that as light pole heights go down, the number of light poles increases, and in some instances, that appears to be an overabundance of light poles. The larger the area the less it will be noticed that the poles are taller. All of them have to be integrated into the landscaping under these provisions, but in a

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MINUTES - Continued:

large parking lot it would be cost efficient to use fewer poles and keep the lighting at the same level.

CAROL LeDUC, 7575 Rome Boulevard, appeared in protest of this Text Amendment as she felt the current standards should remain. She wondered what changes have been made. MR. FIORI said the changes have occurred since the last Planning Commission meeting. COMMISSIONER BUCKLEY objected to explaining all the changes at this meeting. CHAIRMAN GALATI felt the changes could be given to concerned citizens prior to the City Council meeting. MR. FIORI added that the changes are not substantive, but more in terms of clarification.

COMMISSIONER TRUESDELL requested that there be a requirement for the trash dumpsters to have covers.

COMMISSIONER EVANS asked when these design standards would apply. In many areas there are violations of the existing standards. MR. FIORI said existing developments would not have to comply with the new standards, but would have to comply if they made a major revision.

COMMISSIONER BUCKLEY thought there are times when reflective glass can be used. He liked the way the proposal is written.

CHAIRMAN GALATI suggested the reflective glass clause is too vague. There should be a determination as to what reflectivity would be allowed. MR. FIORI said that could be added into this Text Amendment. That standard currently exists in the Downtown Centennial Plan and is a reflective index not to exceed 20%.

COMMISSIONER EVANS asked if some of the large hotels on the Strip that have reflective materials on them are complying. MR. FIORI explained that these standards do not apply to unrestrictive gaming establishments. COMMISSIONER BUCKLEY thought there could be a statement in this Text Amendment for large or unique projects.

COMMISSIONER McSWAIN thought these standards create more pedestrian friendly buildings. Moving buildings back would create somewhat of a screening from the buildings. She wondered where the standards could be changed if they would create a hazard. MR. FIORI added that when there is better development crime decreases. When there is pedestrian access there has to be a clear linkage from the street to the front entrance of a building.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:25 - 6:57)



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MARCH 14, 2002

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

There was no one present to speak under this portion of the agenda.

MEETING ADJOURNED AT 11:13 P.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK

LINDA OWENS, DEPUTY CITY CLERK